BILL GARRETT, Davidson County
Trans:T20150044815 DEEDWARR
Recvd: 06/08/15 11:03 2 pgs
Fees:13.00 Taxes:1757.50
20150608-0053451

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: 525 Group, LLC 525 4th Avenue South Nashville, Tennessee 37210	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 09310035700

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

WILMA SUE LOFTIS, a single woman

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

525 GROUP, LLC

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the Fourth Civil district of **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

The south 35 feet of the northerly 87.9 feet of that certain lot or parcel of land in Davidson County, Tennessee, described according to a survey made by T.R. Sanford, Surveyor, dated september 13, 1967, as follows:

Beginning at a railroad spike on the westerly margin of 4th Avenue South, at the southeast corner of Tract No. 2 conveyed to K.O. Haury by deed from K.O. Haury and wife, of record in Book 3430, Page 630, Register's Office for Davidson County, Tennessee, thence with the center of an alley and Haury's southerly line, westwardly 169 feet to an iron pin in the easterly margin of an alley; thence iwth said alley, southwardly 177 feet 9 inches to an iron pin; thence eastwardly 166.7 feet to the westerly margin of 4th Avenue South; thence with said Avenue, northwardly 177 feet 9 inches to the beginning.

Being the same property conveyed to Warren B. Loftis and wife, Wilma Sue Loftis by installment deed from Roberta F. Agee of record in Book 11077, Page 160 in the Register's Office for Davidson County, Tennessee. Warren B. Loftis having since died. This legal description has been taken from the previous deed.

Any encroachments over, under or upon adjoining lands of teh parties hereto are merged herein and are and are governed by this deed; the southerly line of the property being conveyed to Grantees is encroached upon by a building from the south, such building being located at 525-527 Fourth Avenue South, as shown on a survey made by T.R. Sanford, dated September 13, 1967; and subject to rights and lease(s) of parties in possession of the premises, and subject to any portion of the subject property lying within any adjoining alley ways and streets; and all matters relating to zoning, restrictions, prohibitions and requirements imposed by govermental authority, restrictions and matters appearing on the plat of the property dated September 13, 1967, by T.R. Sanford; matters of survey and inspection; utlitites easements and taxes wihch have been prorated and assumed by the Grantee.

The lease agreement with Alco Graphics, Inc. has been terminated by the previous deed of record Book 11077, Page 100, Register's Office for Davidson County, Tennessee. No other leases remain.

This property is subject to a party wall declaration as stated in Deed Book 11077, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as **523 4th Avenue South, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

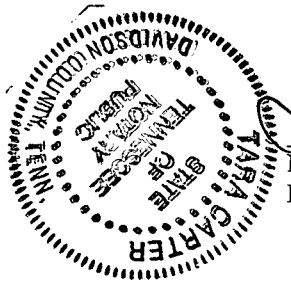
WITNESS MY HAND this the 3 day of June, 2015.

Wilma Sue Loftis
WILMA SUE LOFTIS

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WILMA SUE LOFTIS** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of June, 2015.



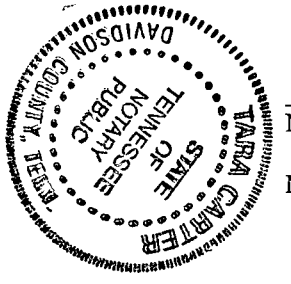
Jana Carter
NOTARY PUBLIC
My Commission Expires: 11-6-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $475,000.00.

Chris Autrey
AFFIANT

Sworn to and subscribed to before me this 3rd day of June, 2015.



Jana Carter
NOTARY PUBLIC
My Commission Expires: 11-6-17