File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20150051153 DEEDWARR
Recvd: 06/25/15 13:48 2 pgs
Fees:13.00 Taxes:4810.00
20150625-0061324

W & I Ref: (DM/DKM) Title No.: 57571
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Reeves Art House Nashville LLC, a Texas limited liability company 4001 W. Lawther Dr. Dallas, TX 75214	New Owner

TAX MAP PARCEL NUMBERS: 14200012800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Ashworth and Andrea Ashworth**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reeves Art House Nashville LLC, a Texas limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I: Land in the 9th Civil District of Davidson County, Tennessee, shown on Metropolitan Nashville-Davidson County Tax Maps as Parcel No. 128 on Map No. 142 and described as follows:

Beginning at a point in the middle of the turnpike near Harpeth River on a line with a wild cherry tree, in line fence and extending back in a northwesterly direction 263 feet to a stake, thence toward the river in a parallel with the turnpike, 143 feet to an Osage orange tree, thence to the pike on a line with an elm tree in line fence, on pike 274 feet, thence with pike 176 feet to beginning corner the same, containing one acre, more or less.

TRACT II: Land in Davidson County, Tennessee, Beginning at an iron pin located in the northwest margin of Harding Road and being the northeast corner of the property conveyed to Lester L. Moore, et ux, by deed of record in Book 5399, Page 959, Register's Office for Davidson County, Tennessee; thence with Moore's northeast line N 65° 21' 22" W 233.02 feet to an iron pin located at the northwest corner of Moore's property; thence N 29° 49' 13" E 7 feet to a point; thence S 65° 21' 22" E 232 feet more or less to a point in the northwest margin of Harding Road; thence with said margin southwestwardly 7 feet to the point of beginning.

Being the same property conveyed to Charles W. Ashworth and wife, Andrea Ashworth by Installment Deed from Lester L. Moore and wife, Sybil Moore, dated October 10, 1990, recorded October 11, 1990 in Book 8215, Page 743, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2015, and subsequent years; Restrictive Covenants for detached structure of record in Instrument No. 20011102-0119934, said Register's Office; and electrical permit for electric service for a detached structure issued by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8833, Page 24, said Register's Office

This is improved property, known as 7544 Old Harding Pike, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2015.

Charles W. Ashworth

Andrea Ashworth

State of Tennessee

County of Davidson

On this 22nd day of June, 2015, before me the undersigned authority, personally appeared Charles W. Ashworth and Andrea Ashworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Sworn and subscribed before me this 22nd day of June, 2015.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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