BILL GARRETT, Davidson County
Trans:T20150053060 DEEDWARR
Recvd: 07/01/15 12:06 3 pgs
Fees:18.00 Taxes:2220.00
20150701-0063678

(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01208-26378

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 32451-06-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: ~~$600,000.00~~

Affiant

Subscribed and sworn to before me this 25th day of June, 2015.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4th and Garfield, LLC 500-M Amsterdam Ave. N.E. Atlanta, GA 30306	New Owner	Map and Parcel No.: 082 05 0 108 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Waynick and wife Donya Waynick** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **4th and Garfield, LLC, a Georgia limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1618 4th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of June, 2015.

Mark Waynick

Donya Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark Waynick and Donya Waynick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2015.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Situated in the First Ward of the City of Nashville, being Lots Nos. 38 and 39 in D.T. McGavocks Plan of 98 Lots in North Nashville, as of record in Book 21, page 7, Register's Office for said County.

Said Lots Nos. 38 and 39 front 50 feet each on the easterly side of Fourth Avenue, North, formerly Cherry Street, and run back between parallel lines 174 feet to an alley, said Lot No. 38 running back with the southerly margin of Garfield, formerly Foster Street.

Being part of the same property conveyed to Mark Waynick and J.O. Bean Real Estate, a partnership, by Installment Deed dated October 7, 1985 from Marilyn G. Simon and Dorothy S. Goldstein of record in Book 6681, page 802, Register's Office for Davidson County, Tennessee. J.O. Bean having since died on December 31, 1997, leaving a Last Will and Testament filed in Will Book 217, Page 414, Probate Court Clerk's Office for Davidson County, Tennessee, devising all of his property to his wife, Geraldine Prosser Bean. By Quitclaim Deed dated November 20, 1998 in Book 11223, page 218, Register's Office for Davidson County, Tennessee, Geraldine Prosser Bean, unmarried, conveyed her interest in subject property to Mark Waynick. Mark Waynick conveyed an interest in subject property to Donya Waynick by Deed Creating Tenancy by Entireties dated November 20, 1998 of record in Book 11223, page 222, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 082 05 0 108 00.
2. All matters appearing on the Plan of record as Book 21, page 7, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150618-0058167, Register's Office for Davidson County, Tennessee.
4. Easement Agreement for public street right-of-way of record in Instrument No. 20150616-0057138, Register's Office for Davidson County, Tennessee.
5. Easement Agreement for public utility of record in Instrument No. 20150624-0060386, Register's Office for Davidson County, Tennessee.