NEW OWNER:

3500 Woodmont LLC
5016 Centennial Blvd.
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0607

Map 117 Group 05-0 Parcel 105.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150064066 DEEDWARR
Recvd: 08/04/15 10:39 3 pgs
Fees:18.00 Taxes:5772.00
20150804-0077001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Sixty Thousand and 00/100 Dollars** (**$1,560,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN MACKOWIAK AND LESLIE MACKOWIAK** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **3500 WOODMONT LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Beginning on the northerly margin of Woodmont Avenue or Boulevard at a point 2185 feet west of the westerly margin of 23rd avenue South, said point being the southwest corner of the property conveyed to Irene Dillon Farris, by deed from L.H. Farris of record in Book 883, page 695, Registers Office for said County; thence with said Farris westerly line north 4 degrees 45' West 421.3 feet to the southeast corner of the property conveyed to George W. Fisher and wife, by deed from Virginian Lee Estes and husband of record Book 1212, Page 314, said Register's Officer: thence with said Fisher's southerly line north 85 ½ degrees West 222 feet to the easterly line of the property conveyed to Carl T. Hinrichs and wife, by deed from H.E. Richardson and wife, of record in Book 1198, Page 150, said register's Office; thence with said Hinrichs easterly line southwardly 43.2 feet more or less, to their southeast corner, thence with their southerly line westerwardly 10 feet to a point 111.13 feet east of the northeast corner of the property conveyed to Kennedy Carr Brooks and wife, by deed from Henry E. Richardson and wife, of record Book 1101, Page 372, Register's Office; thence south 2 degrees East 371.5 feet, more or less, to the northerly margin of Woodmont Avenue or Boulevard; thence with the same eastwardly 260 feet to the beginning.

BEING the same property conveyed to John and Leslie Mackowiak, by Special Warranty Deed from SunTrust Bank, 303 Peachtree St, NE Atlanta, GA 30308, A Corporation organized and existing under the laws of the state of Georgia, dated November 18, 2010, and of record Instrument No. 20101122-0093200, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3500 Woodmont Blvd, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this **29th** day of **July, 2015**.

JOHN MACKOWIAK

By: _____

LESLIE MACKOWIAK, Attorney-in-fact Pursuant to Power of Attorney of Record in Book _____, Page _____, RODCT.

_____

LESLIE MACKOWIAK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LESLIE MACKOWIAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **July, 2015**.

_____

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LESLIE MACKOWIAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, JOHN MACKOWIAK, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this **29th** day of **July, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,560,000.00** .

AFFIANT

Sworn to and subscribed to before me this **29th** day of **July, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY