WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTS-1833

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1271

BILL GARRETT, Davidson County
Trans:T20150075349 DEEDWARR
Recvd: 09/03/15 12:32 4 pgs
Fees:23.00 Taxes:2586.30
20150903-0089978

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$699,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
BHC Real Estate, LLC 2301 Warfield Ln. Nashville, TN 37215	Same as New owner.	081-16-0-572.00 081-16-0-573.00 081-16-0-575 081-16-0-579

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

M P Development, LLC, a Tennessee limited liability company a/k/a M.P. Development, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BHC Real Estate, LLC**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1: (1033 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being part of Lot No. 4 in B.W. Hall's addition to Nashville of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 45.5 feet on the southerly side of Jefferson Street and extends back between parallel lines with the westerly line of Lot No. 5, 150 feet, more or less, to an alley.

Tract 2: (1033 Jefferson Street, Nashville, TN 37208) (Formerly known as 1031 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being the west one-half of Lot No. 5 of the B.W. Hall Plan, of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 25 feet on the southerly side of Jefferson Street and extends back between parallel lines 150 feet to an alley.

Tract 1: (1037 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 4 ½ feet of Lot No. 4 on the Plan of B.W. Hall's Addition to Nashville of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Said Tract, Lot 3 and the Westerly 4 ½ feet of Lot 4 front together 54 ½ feet on the Southerly side of Jefferson Street and run back between parallel lines 150 feet more or less to an alley in the rear.

Being the same property conveyed to M P DEVELOPMENT, LLC, a Tennessee limited liability company, by Quitclaim Deed from Exit Properties General Partnership, a Tennessee general partnership of record in Instrument Number 20150903-0089976, Register's Office for Davidson County, Tennessee and being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, by Warranty Deed from M P Development, LLC, a Tennessee limited liability company, of record in Instrument Number 20140627-0056529, Register's Office for Davidson County, Tennessee.

This is improved property known as 1033 Jefferson Street and 1037 Jefferson Street, Nashville, Tennessee 37208

Tract 1 (Map and Parcel 81-16-775)

Land in Davidson County, Tennessee, being the easterly part of Lot 5 and the westerly part of Lot 6 on the Plan of B. W. Halls Subdivision, as of record in Book 17, page 261, Register's Office for said County, described according to a survey made by Harvey Gee, June 2nd, 1947, as follows:

Beginning at a point on the southerly margin of Jefferson Street 40 feet West of the westerly line of Warren Street; thence with the southerly line of said Jefferson Street, Westwardly 40.7 feet; thence southwardly 83.1 feet thence eastwardly 35.9 feet; thence northwardly 74.6 feet to the point of beginning.

Tract 2 (Map and Parcel 81-16-579)

Land in Davidson County, Tennessee, being the southerly part of the easterly one half of Lot No. 5 on the Plan of D. W. Hall's Subdivision, as of record in Book 17, page 261, Register's Office for said County, described according to a survey made by Harvey Gee, Surveyor, June 2, 1947, as follows:

Beginning at a point in the northerly margin of the First Alley South of Jefferson Street 57.2 feet West of the westerly margin of Warren Street; thence Northwardly and parallel with Warren Street 72 feet to an iron pin; thence westwardly 22.9 feet to an iron pin; thence southwardly 66.9 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 23.5 feet to the point of beginning.

Being the same property conveyed to M. P. Development, L.L.C. by Warranty Deed from Jeffrey Jackson Wilkinson, Robert Steven Wilkinson, Carlton Frederick Wilkinson, & Kathleen Lois Wilkinson, Individually and as Trustees of the 1982 Trust for Dawn Mari Wilkinson, of record in Instrument Number 20060822-0103317, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1029 Jefferson Street, Nashville, Tennessee 37208

Glendora Y. Bright and Charles A. Bright, Sr., as the only members of M. P. Development, LLC and M P Development, LLC, join in this conveyance to convey any and all rights they have in the herein described properties.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed on this 31st day of August, 2015.

M P DEVELOPMENT, LLC, a Tennessee limited liability company
a/k/a M. P. DEVELOPMENT, LLC

By: Glendora Y. Bright
Glendora Y. Bright, Member

By: Charles A. Bright, Sr.
Charles A. Bright, Sr., Member

Glendora Y. Bright
Glendora Y. Bright, individually

Charles A. Bright, Sr.
Charles A. Bright, Sr., individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glendora Y. Bright and Charles A. Bright, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of M P DEVELOPMENT, LLC, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2015.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glendora Y. Bright and Charles A. Bright, Sr., with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and whom acknowledged that they executed the within instrument for the purposes as set forth therein as their free act.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2015.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY