Davidson County DEEDWARR Recvd: 12/02/15 11:33 4 pgs Fees:23.00 Taxes:2775.00 **20151202-0121483**	

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32740-11-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 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:
Division Street Associates, LLC 1705 Division Street Nashville, TN 37203	New Owner	Map and Parcel No.: 092 16 0 342 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, Ray Tarkington ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Division Street Associates, LLC, a Tennessee 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 1705 Division Street, Nashville, TN 37203.

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 Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his 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.

The subject property is commercial property and is not the marital residence of Grantor.

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, Grantor has executed this instrument on the 2nd day of December, 2015.

Ray Tarkington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 2nd day of December, 2015.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Subdivision of Lots No. 130 and 131 in O.B. Hayes' Plan of Small Lots, of record in Book 547, Page 40, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Division Street, 101-1/2 feet, northeast from the southeast corner of 18th and Division; running thence northeast 114 feet to the westerly margin of an alley; thence South along the west margin of an alley; thence South along the west margin of said alley, 162 feet to a point; thence northeast 112 feet to the point of beginning.

Being the same property conveyed to Lurton O'Barr and Ray Tarkington by deed dated March 21, 1984 from John Julius Simmons and wife Dorothy M. Simmon of record in Book 6264, page 225, Register's Office for Davidson County, Tennessee. Odis Lurton O'Barr died on January 7, 2014 leaving a Last Will and Testament filed and probated as Docket No. 14P156, Davidson County Probate Court. Pursuant to said Will, subject property was devised to Erin L. O'Barr and Wendy J. O'Barr. By Quitclaim Deed dated December 30, 2014 of record in Instrument No. 20150113-003438, Ray Tarkington and Erin L. O'Barr and Wendy J. O'Barr, heirs at law of Lurton O'Barr deceased, conveyed subject property to Ray Tarkington. Lurton O'Barr and Odis Lurton O'Barr are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 092 16 0 342 00.
2. All matters appearing on the Plan of record as Book 547, page 40, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

