BILL GARRETT, Davidson County
Trans:T20150109846 DEEDWARR
Recvd: 12/30/15 09:08 2 pgs
Fees:13.00 Taxes:2793.13
20151230-0130892

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $754,900.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2015.

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary Public

My Commission Expires: 1-8-19

Address New Owner As Follows:
Germantown Inn, LLC
1702A 5th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Map-Parcel Number:
08209027500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA J. LONG AND JOHN C. SHARP, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GERMANTOWN INN, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described to wit: Being the Northerly 50 feet of Lot No. 93 on the Plan of Dr. David T. McGavock's Plan of Lots, of record in Book 10, pages 606 to 609, inclusive, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of 6th Avenue North and extends back between parallel lines 170.9 feet to an alley.

Being the same property conveyed to Roger D. Brown and Brenda J. Long-Brown, by deed from Keith R. Trehy and wife, Angela W. Edwards, of record in Instrument No. 20050921-0113550, dated September 16, 2005, said Register's Office. Roger D. Brown conveyed his

interest to Brenda J. Long, unmarried and John C. Sharp, unmarried, by quitclaim deed of record in Instrument No. 20090409-0032562, dated April 3, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes which have been paid by the Grantors. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay all future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 10, pages 606-609 inclusive, said Register's Office.

This is improved property known as: **1218 6th Avenue North, Nashville, TN 37208.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of December, 2015.

Brenda J. Long

John C. Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda J. Long and John C. Sharp, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 2015

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016