BILL GARRETT, Davidson County
Trans:T20160003755 DEEDWARR
Recvd: 01/14/16 14:28 5 pgs
Fees:28.00 Taxes:2497.50
20160114-0004099

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Pickney Real Estate, LLC Attn.: Mrs. Teresa V. Pickney 929 5th Avenue South Nashville, TN 37203	Pickney Real Estate, LLC Attn.: Mrs. Teresa V. Pickney 929 5th Avenue South Nashville, TN 37203	093 15 0 142.00 093 15 0 139.00 093 15 0 138.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amprite Electric Company, Inc., a Tennessee corporation**, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pickney Real Estate, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to wit:

Please see attached Exhibit "A."

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances.
b. Covenants and restrictions on record.
c. Real property taxes for 2015, which have been prorated and assumed by Grantee.

This is a conveyance of improved properties known as 921, 927, and 929 5th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantee, its successors 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.

EXECUTED on this day of December 17th, 2015

AMPRITE ELECTRIC COMPANY, INC.

By: Teresa Pickney

Its: Owner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tina A. Greene, a Notary Public in and for said State and County, Teresa V Pickney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed above and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Owner of Amprite Electric Company, Inc., a Tennessee corporation, and is authorized by such corporation, to execute this Warranty Deed on its behalf.

Witness my hand, at office this 17th day of December, 2015.

Tina A. Greene
Notary Public

TINA A. GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/06/18

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $675,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of December, 2015.

Notary Public

TINA A. GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/06/2018

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EXHIBIT "A"

Legal Description

1. 921 5th Avenue South:

LAND in Davidson County, to-wit, Being the southerly 43 ¾ feet of Lot No. 100 and the northerly 16 ¼ feet of Lot No. 101 in the Barrow Grove Addition to the City of Nashville, of record in Block "S", Page 279, Register's Office for said County.

Said parts of Lots 100 and 101 front together 60 feet on the westerly side of Fifth Avenue, South, formerly Summer Street and extend back between parallel lines 210 feet to an alley.

BEING THE SAME PROPERTY conveyed unto Amprite Electric Company, Inc., a Tennessee corporation, by deed from Graphic Process, Inc., a Tennessee corporation, dated the 17th day of September, 2002, and recorded in Instrument No. 20020919-0114102, Register's Office of Davidson County, Tennessee.

2. 927 5th Avenue South:

A. Parcel No. 1:

LAND in Davidson County, Tennessee, being Lot No. 9 on Map of the Subdivision of the James P. Clark property, as of record in Plan Book 1, page 98, Chancery Court at Nashville, and described as follows: Said Lot No. 9 fronts as 40 feet on the westerly side of Fifth Avenue, South, formerly Summer Street, and runs back between parallel lines, 210 feet to an alley.

BEING THE SAME PROPERTY conveyed unto Amprite Electric Company, Inc., a Tennessee corporation, by deed from Paul A. Pickney, dated the 5th day of September, 1990, and record in Book 8215, page 953, Register's Office of Davidson County, Tennessee.

B. Parcel No. 2:

Tract No. I: LAND in Davidson County, Tennessee, being part of Lot No. 101 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 5th Avenue South, formerly Summer Street, at Chase's southeast corner, being 16 ¾ feet southerly from the northeast corner of said Lot No. 101; thence with the westerly margin of said Avenue, Southerly 47 feet; thence at right angles, westerly 210 feet to the easterly margin of an alley; thence with said alley, northerly 47 feet to said Chase's southwest corner; thence with his south line, easterly 210 feet to the beginning.

Tract No. II: LAND in Davidson County, Tennessee, being the southerly 40 ½ feet of Lot No. 101 and the northerly 14 feet of Lot No. 102 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, and described as follows:

BEGINNING on the westerly margin of Fifth Avenue, Southerly, formerly Summer Street, at McKay's southeast corner; thence with the westerly margin of said Avenue, Southerly 54 ½ feet to the northeast corner of what was formerly W.J. McMurray's lot bought from the Gleaves Estate; thence with the northerly line of said McMurray's lot, westerly 210 feet to the easterly margin of an alley; thence with said alley, northerly 54 ½ feet to said McKay's southwest corner; thence with said southerly line, easterly 210 feet to the point of beginning.

BOTH TRACTS BEING the same properties conveyed unto Amprite Electric Company, Inc., a Tennessee corporation, by deed from Paul A. Pickney, dated the 5th day of September, 1990, and record in Book 8215, page 953, Register's Office of Davidson County, Tennessee.

3. 929 5th Avenue South:

BEING Lot No. 10 on the Plan of the Subdivision of the James P. Clark Property, as of record in Plan Book 1, page 98, Chancery Court.

Said Lot No. 10 fronts 40 feet on the westerly side of 5th Avenue South and runs back between parallel lines, 210 feet to an alley.

BEING THE SAME PROPERTY conveyed unto Amprite Electric Co. (being one and the same as Amprite Electric Company, Inc.), a Tennessee corporation, by deed from Rosa Silverman, a widow, dated the 15th day of October, 1966, and record in Book 4072, page 495, Register's Office of Davidson County, Tennessee.