BILL GARRETT, Davidson County
Trans:T20160032156 DEEDWARRSP
Recvd: 04/19/16 15:28 3 pgs
Fees:18.00 Taxes:7381.50
20160419-0037942

Box 44

THIS INSTRUMENT PREPARED BY:

Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 3rd Avenue South, Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,995,000.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of April, 2016.

Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/20/18

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Norris Avenue Properties Attn: Bret Moore 214 Fairfax Avenue Nashville, TN 37212	SAME	11816007100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENNON FITZPATRICK, TRUSTEE OF THE 619 NORRIS TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NORRIS AVENUE PROPERTIES**, a Tennessee general partnership, hereinafter

called the Grantee, its successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 46, Section 3, Sidco Subdivision, as of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee, described according to survey dated July 14, 1987 by Jerry L. Morrow, Registered Land Surveyor, as follows:
>
> Beginning at an iron pin, the northwest corner of Lot 46 and being a corner common with Lot 45, Sidco, Section Two, in the south right-of-way line of Norris Avenue, said pin being located in the centerline of railroad tracts, Easterly, 184.3 feet, more or less, from the East right-of-way return of Sidco Drive;
> Thence with the South right-of-way line of Norris Avenue, South 87 deg. 21 min. 35 sec. East, 209.55 feet to an iron pin, the Northeast corner of Lot 46 common with Lot 53;
>
> Thence with the West line of Lot 53, South 02 deg. 40 min. 00 sec. West 346.41 feet to an iron pin corner with Lot 2, Resubdivision of Lots 59 and 60, Sidco Subdivision, Section Three, in the West line of Lot 53 in the centerline of railroad tracks;
>
> Thence with Lot 2 and the centerline of said tracks, North 65 deg. 06 min. 06 sec. West, 124.07 feet to an iron pin corner common with Lot 45, Sidco, Section Two, in the North line of Lot 2;
>
> Thence with Lot 45, North 24 deg. 53 min. 54 sec. East 25.00 feet to an iron pin in the East line of Lot 45;
>
> Thence continuing with Lot 45, North 50 deg. 03 min. 18 sec. East, 24.23 feet to an iron pin in the centerline of railroad tracts in the East line of Lot 45;
>
> Thence continuing with Lot 45 and the centerline of railroad tracts, on a curve to the right, the radius of which is 478.34 feet, the central angle of which is 34 deg. 55 min. 11 sec., the chord of which is North 22 deg. 29 min. 07 sec. West 287.04 feet, along the curve distance of 291.53 feet to the point of beginning, containing 49,672 square feet (1.14 acres, more or less).
>
> Being the same property conveyed to Brennon Fitzpatrick, Trustee of the 619 Norris Trust, by warranty deed dated March 9, 2007, from Edmund Harvey and Jeffrey Harvey and Inez Harvey, of record in Instrument No. 20070312-0030022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2016 Metro taxes, a lien not yet due and payable, which are hereby assumed and shall be paid by Grantee. Grantee shall pay such taxes prior to delinquency and shall indemnify and hold harmless Grantor from failure to timely pay such taxes.

2. Matters shown on the Plan of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee.

3. Easement for the use of all sewage facilities and equipment in, on and over the premises of record in Book 2707, page 619, Register's Office for Davidson County, Tennessee.

4. Rights of tenants in possession., as follows: James R. Gower & Auramist, Inc.

This is improved property known as 619-621 Norris Avenue, Nashville, Tennessee 37204.

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 it does covenant and bind, itself, its successors 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 persons claiming by, through or under the Grantor, but not otherwise.

WITNESS our hand this 18th day of April, 2016.

Trustee

Brennon Fitzpatrick, Trustee of the 619 Norris Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENNON FITZPATRICK, TRUSTEE OF THE 619 NORRIS TRUST**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April, 2016.

LINDA TURNER HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/14