THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 232440 DEEDWARR
05/21/2019 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $3,774.00
20190521-0047674

31277-1B
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James S. Higgins and Richard D. Piliponis 525 4th Avenue South Nashville, TN 37210	New Owner	08305008600 08305044500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey S. Brock** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **James S. Higgins, as to an undivided fifty-percent (50%) interest and Richard D. Piliponis, as to an undivided fifty-percent (50%) interest, as tenants in common** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots No. 11 and 12 on the Plan of Baxter's Eastwood Place, as of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Jeffrey S. Brock by Warranty Deeds dated August 27, 2007 from New Destiny Christian Fellowship, Inc., a Tennessee corporation, of record in Instruments No. 20070827-0102569 (as to Lot 11) and 20070827-0102570 (as to Lot 12), Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 714-716 Gallatin Avenue, Nashville, TN.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of May, 2019.

Jeffrey S. Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey S. Brock, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of May, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,020,000.00.

Affiant

Subscribed and sworn to before me this
20th day of May, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

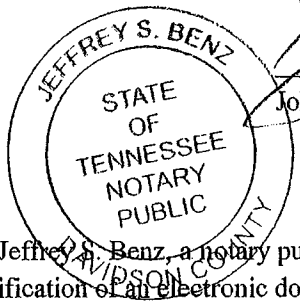
1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 08305008600 and 08305044500. 2019 Real Property Taxes have been pro-rated between the parties as part of closing, and assumed by the Grantees.

2. All Matters as shown on the Plan of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Instrument, of record in Book 587, Page 607, said Register's Office.

4. All Matters as shown on the ALTA/NSPS Land Title Survey of 714 & 716 Gallatin Avenue by Dale & Associates, Steven C. Matthews, Tennessee R.L.S. #2352, dated May 15, 2019, revised May 17, 2019 as Project #19065.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 5, 2019