File No. 290500881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/10/09

(AFFIX SEAL)

WILLIAMSON COUNTY DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20090036828 DEEDWARR
Recvd: 06/03/09 14:22 2 pgs
Fees:13.00 Taxes:444.00
20090603-0051309

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.D.P. Properties	J.D.P. Properties	07206014300
(NAME) P.O.BOX 1382	(NAME) P.O.BOX 1382	
(ADDRESS) BRENTWOOD, TN 37024-1382	(ADDRESS) BRENTWOOD, TN 37024-1382	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marylou Sidwell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto J.D.P. Properties, a General Partnership, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly half of Lots A and C on the Corrected Plat of E.J. Childers Subdivision of J.H. Ambrose Tract, of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning on the westerly margin of the Gallatin Pike at the northeast corner of said Lot "C"; thence with the northerly line of Lots "C" and "A", westerly 242 feet to the corner of Lots "A" and "S"; thence with the line between said two lots, southerly 44-3/4 feet, more or less, to Thurman northwest corner; thence with Thurman's north line, easterly 220 feet, more or less, to the westerly margin of said Pike; thence with the westerly margin of said Pike, northerly 50 feet to the beginning.

Being the same property conveyed to Marylou Sidwell by Quitclaim Deed from Harry Wayne Neighbors of record in Instrument 200804170038912 on 04/16/2008 and filed for record on 04/17/2008, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 332, Page 134, said Register's Office.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3105 Gallatin Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs 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.

Witness my/our hands this 1st day of June, 2009.

Marylou Sidwell

STATE OF TENNESSEE

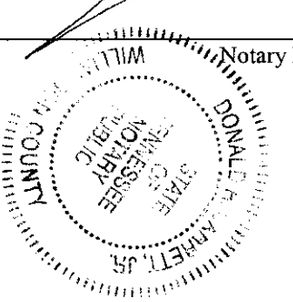
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Marylou Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/1/2009.

Witness my hand at office this 1st day of June, 2009.

Commission expires: 10/10/09

Notary Public



File Number: 290500881

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027