THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Chapman & Rosenthal Title** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 6th day of February, 2012. Notary Public My Commission Expires:

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Julie Boos, Trustee P.O. Box 340020 Nashville, TN 37203	**Send Tax Bills To:** NEW OWNERS	**Tax Information:** Map and Parcel No.: 130 100 10900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J & L 2004, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Boos, Trustee of the Lady Luck Land Trust u/t/a dated January 23, 2012,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4415 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120009746 DEEDWARR
Recvd: 02/08/12 14:12 3 pgs
Fees:18.00 Taxes:5920.00



20120208-0011406

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of February, 2012.

J & L 2004 LLC, a Tennessee limited liability company

BY:_____
James Stephen Turner, Jr., Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Stephen Turner, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of J&L 2004, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of February, 2012.

_____
Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Block "D" on the Map of Belle Meade Subdivision No. 2, of record in Book 421, page 51, Register's Office for said county, and being Lot No. 8 on an unregistered plan of said property made by W. B. Southgate, Surveyor, May, 1924, and described as follows:

Beginning in the center of Tyne Boulevard at a point 1550 feet east of the easterly margin of Belle Meade Boulevard, being the northeast corner of Lot No. 7 on said plan; thence with the line between Lot Nos. 7 and 8, southwardly 400 feet to the center of Richland Creek; thence with the center of Richland Creek, eastwardly to the southwest corner of Lot No. 9 on said plan; thence with line between Lot Nos. 8 and 9, northwardly 350 feet to the center of Tyne Boulevard, being the northwest corner of said Lot No. 9; thence with the center of Tyne Boulevard, westwardly 200 feet to the beginning.

Being the same property conveyed to J & L 2004, LLC, by deed dated September 29, 2004, from David A. Wilds and wife, Holly A. Wilds, of record in Instrument No. 20040930-0118146, Register's Office for Davidson County, Tennessee.
See also Notary Affidavit of Correction appearing as Instrument No. 20120208-0011405, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5429, page 683, Register's Office for Davidson County, Tennessee.