Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael R. Weimann 1211 57th Ave N Nashville, TN 37209	Same as New Owner	Map: 91-06 Parcel: 247.00 & 249.00
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **JWR Properties, LLC** ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Michael R. Weimann** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Subject to all matters as shown on subdivision plan of record in Book 57, page 172, Register's Office for Davidson County, Tennessee; Taxes for the year 2012, not yet due and payable, prorated and assumed by the Grantee.

This is improved property, known as 1211 57th Ave N and '0' 58th Ave N, Nashville, TN 37209.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

EXECUTED this 31st day of July, 2012.

JWR Properties, LLC

BY: _____
Mike Rippetoe, Managing Member

BILL GARRETT, Davidson County
Trans:T20120056677 DEEDWARR
Recvd: 08/01/12 13:53 4 pgs
Fees:23.00 Taxes:2220.00
20120801-0068011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Mike Rippetoe*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Chief Manager of JWR Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, this the 31st day of July, 2012.

Notary Public
My Commission Expires:

(SEAL) SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

* Mike Rippetoe and Michael D. Rippetoe being one and the same person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2012.

NOTARY PUBLIC
My Commission Expires:

(SEAL) SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 201

EXHIBIT A

TRACT I: (Map 91-06, Part of Parcel 247)

Land in Davidson County, Tennessee, being Lots Nos. 1602, 1604, 1606 and 1608, of Block No. 24 on the Plan of West Nashville No. 2, as of record in Plat Book 57, page 172, Register's Office for said County, and being more particularly. described according to a survey by Turner Engineering Co., Inc., Job No. 44-79, 1-2722-03, dated January 13, 1998, as follows: A tract of land located in the 1st Civil District of Davidson County, Tennessee and being parcel 247 on Tax Map 91-6 and being more particularly described as follows: Beginning at an old iron pin on the west right-of-way of 57th Avenue North at the northwest corner of Alley #1208 and proceeding as follows:

1. With the north margin of Alley #1208 south 83° 35' west a distance or 110.0' to a painted punch hole in concrete; thence,

2. Leaving Alley #1208 north 6° 24' west a distance of 150.0' to an old iron pin; thence,

3. North 83° 35' east a distance of 110.0' to an old iron pin in the west right-of-way of 57th Avenue North; thence,

4. With the west right-of-way of 57th Avenue North, south 6° 24' east a distance of 150.0' to the point of beginning containing 16,500 square feet or 0.38 acres more or less.

TRACT II (Map 914-06, Part of Parcel 249)

A tract of land in the 1st Civil District of Davidson County, Tennessee, and being Parcel 249 on Tax Map 91-6 and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998, as follows: Beginning at a painted punch hole in concrete on the north margin of Alley #1208, said punch hole being south 83° 35' west a distance of 110.0' from the northwest corner of Alley #1208 and the west right-of-way of 57th Avenue North and proceeding as follows:

1. With the north margin of Alley #1208 South 83° 35' west a distance of 210.0' to an old iron pipe at the northeast corner of 58th Avenue North (unimproved); thence,

2. With the east right-of-way of 58th Avenue North (unimproved), north 6° 24' West a distance of 150.0 to an old iron pin; thence,

3. Leaving 58th Avenue North (unimproved) north 83° 35' east a distance of 210.0' to an old iron pin at the corner of a concrete block building; thence,

4. South 6° 24' east a distance of 150.0' to the point of beginning containing 31,500 square feet or 0.723 acres more or less.

TRACT III (Map 91-06, Part of Parcels 247 and 249)

A tract of land located in the 1st Civil District of Davidson County, Tennessee, and being the south one-half of Louisiana Avenue between 57th Avenue North and 58th Avenue North, said Avenue being closed by Council Bill No. 097-931 and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998 as follows: Beginning at an old iron pin at the southwest intersection of 57th Avenue North and Louisiana Avenue (now closed) and proceeding as follows:

1. With the south right-of-way of Louisiana Avenue (now closed) south 83° 35' west a distance of 320.0' to an old iron pin in the east right-of-way of 58th Avenue (unimproved) passing through an old iron pin at a distance of 110.0'; thence,

2. With the east right-of-way of 58th Avenue North (unimproved) north 6° 24' west a distance of 40.0' to a new iron pin in the centerline of Louisiana Avenue (now closed); thence,

3. With the centerline of Louisiana Avenue (now closed) north 83° 35' east a distance of 320.0' to a new iron pin in the west right-of-way of 57th Avenue North; thence,

4. With the west right-of-way of 57th Avenue North, south 6° 24' east a distance of 40.0' to the point of beginning containing 12,800 square feet or 0.294 acres more or less.

Being part of the same property conveyed to JWR Properties, LLC by deed dated January 19, 1998 from Bill P. Bass and wife, Gloria C. Bass, and recorded in Book 10761, page 544, Register's Office for Davidson County, Tennessee.