WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089732 DEEDWARR
Recvd: 11/26/12 12:54 2 pgs
Fees:13.00 Taxes:2035.00
20121126-0108257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$550,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimbro Equities I	**Same As Owner**	**MAP 92-11**
(NAME)	(NAME)	**PARCEL 90.01**
2200 Clifton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J & S INVESTMENTS CORRECTLY KNOWN AS J & S INVESTMENT COMPANY, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBRO EQUITIES I, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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, described as follows to wit:

Beginning at an iron pin, the southeast corner of a parcel of land conveyed to Frank Bruer, by deed dated May 23, 1945, said point being in the northerly line of Felicia Avenue, formerly Stewart Street; thence along the northerly line of said Street, North 62 degrees 30' East, a distance of 399.6 feet to an iron pin; thence continuing along said northerly line of Street, North 67 degrees 57' East, a distance of 179.3 feet to a spike in the southerly line of Clifton Pike; thence along said line of Pike, North 88 degrees 52' West, a distance of 316.9 feet to an iron pin; thence in a southwesterly direction along a line south of parallel with and 10 feet distant from the centerline of the Pan-Am Southern spur track a distance of 304 feet, more or less, to an iron pin at the northeast corner of said property conveyed to Frank Bruer by deed dated May 23, 1945; thence with said Bruer's east line, south 27 degrees 30' East, a distance of 125.1 feet to the point of beginning.

Being the same property conveyed to J & S Investments by Warranty Deed from Peggy J. Shaw and Martha Syble Norman, dated May 21, 1998, recorded June 10, 1998, of record in Book 10972, page 175, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2300 Felicia Street, Nashville, TN 37209**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19th day of November, 2012.

J & S Investment Company

By: Jimmy Brown

Jimmy Brown, Managing General Partner

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Bay

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Jimmy Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing General Partner of J & S Investment Company, (the "Company") the within named bargainor, a Tennessee General Partnership, and that as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Managing General Partner.

Witness my hand and official seal this 19TH day of November, 2012.

Commission expires: June 11, 2013

Jane C. Heide

Notary Public

JANE C. HEIDE
Commission # DD 898315
Expires June 11, 2013
Bonded Thru Troy Fain Insurance 800-385-7019