WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WINDON SUGGS	- Same -	081-16-154
(NAME)	(NAME)	
5034 LANIER DRIVE		081-16-194
(ADDRESS)	(ADDRESS)	
GREENBRIER, TN 37073		
(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, **JL PROPERTIES, A TENNESSEE PARTNERSHIP, BY AND THROUGH ALL OF ITS PARTNERS, JAMES O. LEE, SR., PARTNER, AND JAMES O. LEE, JR., PARTNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WINDON SUGGS, and wife, CYNTHIA REEDER SUGGS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This is improved property, known as 201 & 203 GRAVES RD., GOODLETTSVILLE, TN 37072
(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 14th day of June, 2013.

JL PROPERTIES, a Tennessee Partnership

By: _____
JAMES O. LEE, SR., Partner

By: _____
JAMES O. LEE, JR., Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, of the State and County aforesaid, personally appeared JAMES O. LEE, JR. and JAMES O. LEE, SR., the duly authorized partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of JL PROPERTIES, a Tennessee Partnership, the within named bargainor, a partnership, and that such persons, as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and official seal this the 14th day of June, 2013.

Commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

BILL GARRETT, Davidson County
Trans:T20130051037 DEEDWARR
Recvd: 06/18/13 09:33 2 pgs
Fees:13.00 Taxes:777.00

20130618-0061955

EXHIBIT A

Parcel No. 1: Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Wilhoite-Young Commercial Subdivision of record in Book 5200, Page 198, Register's Office for Davidson County, Tennessee. Reference is made to Plan for a more complete description.

Parcel No. 2: Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Wilhoite-Young Commercial Subdivision of record in Book 5200, Page 198, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Graves Avenue at the common corner of Lots 6 and 7; thence with the line between said two Lots, North 88 deg. 01' 03" East 202.90 feet to an iron pin; thence northerly 124.32 feet to a point in the southerly margin of Payne Street; thence with the southerly margin of Payne Street, westerly 195.33 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet southwesterly 41.11 feet to the easterly margin of Graves Avenue; thence with the easterly margin of Graves Avenue southerly 70.59 feet to the point of beginning.

Being the same property conveyed to JL PROPERTIES, a Tennessee Partnership, JUSTIN T. LEE, Partner, JAMES O. LEE, SR., Partner, and JAMES O. LEE, JR., Partner, by deed dated 09/27/99, of record in Book 11679, Page 618, as re-recorded in Book 11707, Page 128, Register's Office for Davidson County, Tennessee, from JAMES H. McKINNEY and wife, BETTY J. McKINNEY. JUSTIN T. LEE, Partner, JAMES O. LEE, SR., Partner, and JAMES O. LEE, JR., Partner, being all of the general partners of JL Properties, the original partnership interest of Justin T. Lee having subsequently vested unto James O. Lee, Sr., a partner, by virtue of intestate succession under the probate of the estate of Justin T. Lee, Robertson County Chancery Court No. CH2013-CV-19, by virtue of the death of Justin T. Lee on December 28, 2012, when he died unmarried and without issue.

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.

This is the same legal description as on the previous Deed of record.