WARRANTY DEED

13-08-011

State of Tennessee)
County of ~~Davidson~~)
Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of August, 2013

Notary Public

My Commission Expires: ~~09/09/14~~ 03-07-17 (AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THE JONES COMPANY OF TENNESSEE, LLC (NAME)	New Owner (NAME)	181-1-B 170.00CO
1221 Liberty Pike (ADDRESS)	(ADDRESS)	170.00CO, 215.00CO,
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	212.00CO & 231.00CO

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THE JONES COMPANY OF TENNESSEE, LLC**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, as amended in Instrument No. 20050629-0074848 (Section 3) and in Instrument No. 20070205-0014762 (Phase 4), Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **Lots 45 (S/3), 78, 81 & 97 (P/4) Sugar Valley, Nashville, TN, .**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20130070818 DEEDWARR
Recvd: 08/16/13 10:37 3 pgs
Fees:18.00 Taxes:740.00
20130816-0086350

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 14th day of August, 2013

HURLEY-Y,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
STACY J. CARTER, AUTHORIZED PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **STACY J. CARTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the AUTHORIZED PARTNER of **SUGAR VALLEY, G. P. , A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that she as such AUTHORIZED PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, TN, BEING Lot No. 45 on the Plan of Section Three, Addition to Sugar Valley, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

and

LAND in Davidson County, TN, BEING Lot Nos. 78, 81 and 97 on the Plan of Phase Four, Addition to Sugar Valley, of record in Instrument No. 20070125-0010052 and Instrument No. 20070205-0014763, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to HURLEY -Y, a Tennessee General Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, Lori J. Kelley and Yazdian Construction, a Tennessee General Partnership composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, by deed from William K. Edwards and wife, Katie Edwards, of record in Instrument No. 20010815-0087973, Register's Office for Davidson County, TN.