WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-KW-13-0907

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jubalee Properties, LTD (NAME)	**Same as New Owner** (NAME)	
600 Leopard, Suite 1904 (ADDRESS)	(ADDRESS)	**105-9-476.00**
Corpus Christi, TX 78473 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **LARRY JONES AND WIFE, SUANNE SCRUGGS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUBALEE PROPERTIES, LTD, A LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, RESUBDIVISION OF A PORTION OF LOT 30 ON THE MAP OF WAVERLY LAND COMPANY'S PLAN CALLED WAVERLY PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT NO. 20130212-0014299, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LARRY JONES AND WIFE, SUANNE SCRUGGS BY SPECIAL WARRANTY DEED FROM KUDZU REAL ESTATE, INC., RECORDED ON THE 8TH DAY OF APRIL, 2013 IN INSTRUMENT NO. 20130408-0034554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECOD IN PLAT BOOK 57, PAGE 95 AND INSTRUMENT NO. 20130212-0014299 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130076229 DEEDWARR
Recvd: 09/04/13 09:35 2 pgs
Fees:13.00 Taxes:1735.30
20130904-0092917

This is
( ) unimproved
(X) improved
property known as **907 Wedgewood Avenue Nashville, Tennessee 37203**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of August, 2013.

Larry Jones

Suanne Scruggs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Jones and Suanne Scruggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212