BILL GARRETT, Davidson County
Trans:T20130090176 DEEDWARR
Recvd: 10/21/13 08:55 4 pgs
Fees:23.00 Taxes:610.50
20131021-0109375

Box 14
25438-1

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Robert M. Ward Karen P. Ward 911 E. Cynthia Trail Goodlettsville, Tennessee 37072	New Owner	Map 094-13-0 Parcel 022-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, C&J PROPERTIES, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT M. WARD, and KAREN P. WARD, as husband and wife, hereinafter called the Grantees, their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10, in Book "K", on the Plan of The Hermitage Addition to Nashville, as of record in Book 57, Pages 43 and 108 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 10, more particularly described as follows:

Beginning at a point in the easterly margin of Keith Street, 99 feet North of the northeast corner of Keith and Green Streets; running back easterly in a straight line at right angles to Keith Street 150 feet to an alley; thence northwardly 50 feet on the westerly margin of an alley to a point; thence westwardly 150 feet in a straight line at right angles to Keith Street to a point in the eastern margin of Keith Street; thence southerly and with the eastern margin of Keith Street 50 feet to the Point of Beginning.

BEING the same property conveyed to C&J Properties by Warranty Deed dated February 14, 2000, recorded February 17, 2000 from John D. Denton, of record in Instrument No. 20000217-0016197, Register's Office for Davidson County, Tennessee, and further confirmed by Order entered October 9, 2006 (in an action to quiet title) in the Chancery Court for Davidson County, Tennessee under Case No. 06-1490-I, a copy of which is recorded as Instrument No. 20061013-0127548, said Register's Office.

This improved commercial property is also known as 12 Keith Street, Davidson County, Nashville, Tennessee 37210.

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, their heirs, successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of October, 2013.

C&J PROPERTIES, a Tennessee general partnership

By: _____
Robert J. Joslin, Jr., General Partner

By: _____
Charles E. Cardwell, General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT J. JOSLIN, JR., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of C&J PROPERTIES, a Tennessee general partnership, (the "Partnership") the within-named bargainor, and as such General Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as the General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of October, 2013.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES E. CARDWELL, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of C&J PROPERTIES, a Tennessee general partnership, (the "Partnership") the within-named bargainor, and as such General Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as the General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of October, 2013.



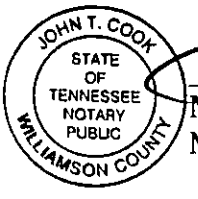
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this
18th day of October, 2013.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 57, Pages 43 and 108, Register's Office for Davidson County, Tennessee.

3. Subject to matters shown on the ALTA/ACSM survey prepared by Ernest Medlin, Dale & Associates, Tennessee RLS No. 283, dated October 8, 2013.