This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2013.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chesnut Enterprises, LLC	New Owner	72-14-33 & 72-14-34
PO Box 682606		72-14-35
Franklin, TN 37068		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JGLAC, GP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHESNUT ENTERPRISES, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 9, 10, and 11, Plan of N.J. Gibson's Subdivision of Lot No. 2 of Cahal Plan, as shown on plat of record in Plat Book 161, page 165, 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 JGLAC, GP by Warranty Deed from Ronald Richards, Sr., dated July 24, 2013, of record in Instrument No. 20130730-0079106, Register's Office for Davidson County, Tennessee.

Also being all of the same property conveyed to Ronald Richards, Sr., by deed from Jerry L. Shrum and wife, Joyce A. Shrum, of record in Instrument No. 20060705-0079968, dated June 30, 2006, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 0, 1112 & 1114 Cahal Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of November, 2013.

JGLAC, GP

By: Lucas T. Chesnut, Partner

Joshua L. Garland by Lucas T. Chesnut, his attorney in fact

By: Joshua L. Garland, Partner by Lucas T. Chesnut, his attorney in fact

BILL GARRETT, Davidson County
Trans: T20130099928 DEEDWARR
Recvd: 11/26/13 09:00 2 pgs
Fees: 13.00 Taxes: 1258.00
20131126-0121167

STATE OF Tennessee
COUNTY OF Williamson

On this 14th day of November, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Lucas T. Chesnut with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua L. Garland, by his Power of Attorney dated November 13, 2013, and who acknowledged that he executed the same as the free act and deed of Joshua L. Garland.

Witness my hand and official seal this 14th day of November, 2013

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lucas T. Chesnut, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Partner of the within named bargainor, a General Partnership, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Lucas T. Chesnut as such Partner.

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

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY