WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102605 DEEDWARR
Recvd: 12/06/13 13:06 2 pgs
Fees:13.00 Taxes:568.88

20131206-0124422

State of Tennessee)
County of ~~Davidson~~ Williamson)

13-12-007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of December, 2013

Notary Public

My Commission Expires: ~~09/09/14~~ 9/20/17

AFFIX SEAL

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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 L.L.C.	" NEW OWNER "	181-1-B
(NAME) 1221 Liberty Pike	(NAME)	235.00CO, 237.00CO, & 168.00CO
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 L.L.C.**, 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:

TRACT ONE:
LAND in Davidson County, TN, BEING **Lot No. 47 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.

TRACT TWO:
LAND in Davidson County, TN, BEING **Lot Nos. 101 and 103 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 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 dated August 13, 2001, from William K. Edwards and wife, Katie Edward, of record in Instrument No. 20010815-0087973, Register's Office for Davidson County, TN.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Addition to Sugar Valley, of record in Book 11069, Page 14, amended in Instrument No. 20050629-0074848, and in Instrument No. 20070205-0014762, 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: **7316 Sugarloaf Drive (L/47), 6477 (L/101), & 6505 (L/103) Sunnywood Drive, Nashville, TN 37211**

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

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 4th day of December, 2013

HURLEY-Y,
A TENNESSEE GENERAL PARTNERSHIP

By: Stacy J. Carter
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 **HURLEY-Y, 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 4th day of December, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY