BILL GARRETT, Davidson County
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This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **J & J Holdings, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **TradeSmart University, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being all that tract and/or parcel of land lying in the 17th Council District, Davidson County, Tennessee, being part of Lot 27 of the Berry Hill Subdivision, as recorded in Book 3300, page 20, Register's Office for Davidson County,. Tennessee, and being more particularly described according to a survey dated June 27, 2007, last revised June 29, 2007, by Michael V. Holmes, Tennessee RLS No. 2013, H & H Land Surveying Inc., 406 Welshwood, Nashville, TN, as follows:

Beginning at a PK nail (old), being on westerly margin of Berry Hill Drive, a common corner of Michelle Hiller, as described in Deed Book 9631, page 82, RODC, TN, herein subject tract and Ernest and Cheryl Brachey, as described in Instrument No. 20060308-0026802, RODC, TN, being the southeast corner of Lot 27 and the northeast corner of Lot 26 of said Berry Hill Subdivision and being 211.5 feet more or less fromthe intersection of Berry Hill Drive and Berry Hill Place; thence with said Brachey S 88 degrees 07 minutes 48 seconds W 199.51 feet to concrete monument (old), being a common corner of said Brachey and subject tract, and a point on the easterly margin of CSX Railroad right-of-way; thence with said CSX, in part, N 13 degrees 59 minutes 59 seconds W 13.26 feet to a concrete monument (old), being a corner of the subject tract; thence leaving said CSX, N 46 degrees 10 minutes 32 seconds E 90.20 feet to an iron rod (old), being a common corner of the subject tract and Carl D. Gibbs, as described in Instrument No. 20011129-0130724, RODC, TN; thence with said Gibbs S 89 degrees 21 minutes 39 seconds E 137.51 feet to a PK nail (old), being on said westerly margin of Berry Hill Drive, a common corner of the subject tract and said Gibbs and also being the northeast corner of Lot 27 and the southeast corner of Lot 28 of said Berry Hill Subdivision; thence with said westerly margin S 00 degrees 31 minutes 9 seconds W 21.98 feet to a PK nail (old); thence continuing with said margin, along an arc of a curve to the left with a radius of 1594.61 feet, length 45.30 feet, and a chord bearing of S 00 degrees 17 minutes 41 seconds E chord length 45.30 feet, to the point and place of beginning , containing 0.28 acres more or less.

Being the same property conveyed to J & J Holdings, LLC, a Tennessee limited liability company, by Deed from Michelle Hiller, Married, dated 06/29/2007 and filed for record on 07/05/2007 in Instrument 20070705-0080104, Register's Office for Davidson County, Tennessee.

Map & Parcel: 118070083.00

This property is known as: **2915 Berry Hill Dr., Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 20 day of December, 2013.

J & J Holdings, LLC, a Tennessee limited liability company

By: _____
Jim Anderson, Chief Manager, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager and authorized member of J & J Holdings, LLC, a Tennessee limited liability company, and is authorized by the Company to execute this instrument on its behalf.

WITNESS my hand and official seal this 20th day of December, 2013.

_____
NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:

12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
TradeSmart University	New Owner
2915 Berry Hill Dr.	
Nashville, TN 37204	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$995,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 20th day of December, 2013.

Affiant

Joshua Hesse
Type or Print Name

(Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires:

12/27/16

W. Davis
Type or Print Name