BILL GARRETT, Davidson County
Trans:T20140008390 DEEDWARR
Recvd: 02/05/14 12:35 3 pgs
Fees:18.00 Taxes:471.75
20140205-0010240

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

Box #14
25673-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JHS Realty, Inc. 2508 Winford Avenue Nashville, Tennessee 37211	New Owner	Map 118-08 Parcel 17

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BENJAMIN L. WALLER** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **JHS REALTY, INC.**, a Tennessee corporation (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 1 on the Plan of The Resubdivision of Lot Nos. 62 and 63, and a Portion of Lot No. 64 of Grandview Heights on the Plan of record in Book 6200, Page 819, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Benjamin L. Waller and wife, Shirley N. Waller, by Warranty Deed dated December 27, 1983 from John B. Hill and wife, Nellie C. Hill, of record in Book 6204, Page 641, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed recorded August 17, 2014, to Benjamin L. Waller from Sam E. Stansbury, Trustee, and Shirley N. Waller, of record in Instrument No. 20040817-0099349, Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed dated February 4, 2014, recorded February __, 2014, of record in Instrument No. 20140205 0010239, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

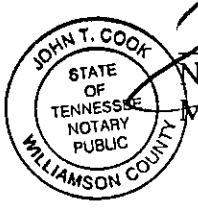
IN WITNESS WHEREOF, the Grantors have executed this instrument this 4th day of February, 2014.

Benjamin L. Waller

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **BENJAMIN L. WALLER**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4th day of February, 2014.



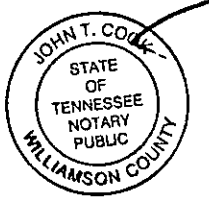
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

Subscribed and sworn to before me this
4th day of February, 2014.



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. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 6200, Page 819, Register's Office for Davidson County, Tennessee.