WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,400.00

Charles R. Jones
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 7th DAY OF February, 2014

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Paul LLC	Same as new owners	**115-15-98.00**
6301 Jocelyn Hollow Road		
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***CRJ 8th Avenue Property LLC, a Tennessee Limited Liability Company*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Joan Paul LLC, a California Limited Liability Company*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

For reference only this is Property being known as 6301 Jocelyn Hollow Road Nashville TN 37205 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled the Plan of Re-Subdivision of Lot 12, Section 1, West Meade Farms, Inc., of record in Plat Book 8250, page 867, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CRJ 8th Avenue Property, LLC by Quitclaim Deed from Charles R Jones dated 4/15/09 and filed for record on 4/21/09 of record in Inst. No. 200904210035830, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as **6301 Jocelyn Hollow Road, Nashville, TN 37205**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs 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 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.

BILL GARRETT, Davidson County
Trans:T20140010991 DEEDWARR
Recvd: 02/18/14 08:26 2 pgs
Fees:13.00 Taxes:1573.98
20140218-0013350

Witness its hand on this the 7th day of February, 2014.

CRJ 8TH Avenue Property LLC

By: Charles R. Jones
Charles R. Jones, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2014.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Charles R. Jones**, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the authorized Member the **CRJ 8TH Avenue Property, LLC**, the within named bargainor, a Limited Liability Company, and that he as such Member or authorized signor executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by himself as such Member or other authorized signor.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 7th day of February, 2014.

My commission expires: 2/6/17

_____
Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public