THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31876-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 10th day of July, 2014. Notary Public My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

WARRANTY DEED

Address New Owner: JNBW Properties, LLC Ste. A1 5133 Harding Pike Nashville, TN 37205-2833	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 115 110 06400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven A. King, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JNBW Properties, LLC** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 601 Brook Hollow Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20140050069 DEEDWARR
Recvd: 07/14/14 12:47 3 pgs
Fees:18.00 Taxes:1202.50
20140714-0061779

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of July, 2014.

Steven A. King

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 10th day of July, 2014.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 9, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 291 on the Map of West Meade Farms, Inc., Section L, as of record in Book 2133, page 53, Register's Office for said County, described as follows:

Beginning on the westerly margin of Brook Hollow Road at the corner of Lot Nos. 291 and 292; thence with the line between said two lots, westwardly 340.5 feet; thence south 4 deg. 42 min. west 194.1 feet to the northerly line of Lot No. 150 on the Map of West Meade Farms, Inc., Section "G", as of record in Book 1835, page 115, said Register's Office; thence with the northerly line of said Lot No. 150, north 69 deg. 13 min. east 169.65 feet to a point in the west face of a retaining wall, being a corner of the part of Lot No. 291 conveyed to Artie G. Manley by deed from West Meade Farms, Inc., of record in Book 2202, page 219, said Register's Office; thence along said retaining wall and along said Manley's line, north 20 deg. 47 min. west 1.5 feet; thence north 69 deg. 13 min. east 65.15 feet; thence south 20 deg. 47 min. east 1.5 feet to the northerly line of said Lot No. 150; thence with said line, north 69 deg. 13 min. east 171.1 feet to the westerly margin of Brook Hollow Road; thence with said Road, northwardly 107 feet to the beginning.

Being the same property conveyed to Steven A. King, unmarried, by deed dated February 13, 1998, from Ann V. Griffith, married, of record in Book 10797, page 633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 115 110 06400.
2. All matters appearing on the Plan of record as Book 2133, page 53, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Boundary Survey, Lot 291, West Meade Farms, Inc., Subdivision dated May 13, 2014, by Smith Land Surveying, LLC, 9101 Meadowlawn Drive, Brentwood, TN 37027.