THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
J&R Real Estate Holdings, LLC 907 Rivergate Pkwy Suite C2020 Goodlettsville TN 37072	Same	026-05-0-132.00 026-09-0-091.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Chitwood Trust, Carole Chitwood, co-trustee, and H.H. Chitwood, Jr., co-trustee, (the "Grantor") has bargained and sold, and by these presents transfers and conveys unto J&R Real Estate Holdings, LLC ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

Parcel I is improved property known as 511 Two Mile Pike, Goodlettsville, Tennessee 37072, and Parcel II is unimproved property know as 2 Millwood Dr., Nashville, Tennessee 37217.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs, successors and representatives to warrant and forever defend the title to said land to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

As used herein, the singular number shall include the plural, the plural the singular, and the masculine gender all other genders.

[Signature page follows.]

BILL GARRETT, Davidson County
Trans:T20140051321 DEEDWARR
Recvd: 07/17/14 10:31 6 pgs
Fees:33.00 Taxes:4514.00
20140717-0063221

WITNESS our hand this 16 day of July, 2014.

CHITWOOD TRUST

CAROLE CHITWOOD, Co-Trustee

H.H. CHITWOOD, JR., Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Carole Chitwood and H.H. Chitwood, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of Chitwood Trust, and are authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 16 day of July, 2014.

Notary Public

BRENDA REYNOLDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
5-5-15

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,220,000.00.

Affiant

Sworn to and subscribed before me this 16 day of July, 2014.

Notary Public

My Commission Expires:

3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

[PROPERTY DESCRIPTION]

Parcel I

All that certain piece or parcel of land with the building and improvements thereon erected, situated and lying in the 10th Civil District of Davidson County, Tennessee, described according to a survey thereof made by E.L. Miller & Co., Surveyors, May 12, 1967, and beginning at an iron pin at the southwesterly corner of the intersection of the Old Two Mile Pike and Frances Street thence with the westerly margin of the Old Two Mile Pike South 22° 35' East 645 feet to a point; thence southeasterly with a curve having a radius of 475 feet 24.8 feet to a point; thence South 19° 25' East 137.9 feet to a point; thence southwesterly around a curve with a radius of 184.4 feet 205.2 feet to a point; thence westerly with a curve having a radius of 25 feet 39.3 feet to a point; thence North 45° 38' West 867.8 feet to a point; thence northwesterly with a curve having a radius of 1195.9 feet 51.5 feet to a point; thence North 2° 21' West 284.2 feet to an iron pin on the southerly margin of Frances Street; thence North 88° 15' East 447 feet to the point of beginning and containing 8.35 acres more or less.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY AND SPECIFICALLY EXCLUDED FROM THE DEMISED PREMISES embraced in this lease is the following parcel described as follows, to wit: Beginning at a monument located in the westerly margin of Two Mile Pike 24.8 feet south of a concrete monument marking the beginning of the relocation of Two Mile Pike; thence along the westerly margin of Two Mile Pike137.9 feet to a concrete monument; thence continuing along a curve with a radius of 209.40 feet curving southwesterly a distance of 205.2 feet to an iron pin marking the beginning of the intersection of Two Mile Pike as relocated and the proposed relocation of Frances Street; thence around a curve 39.3 feet to an iron pin located in the northwesterly margin of the relocated Frances Street; thence continuing with said northeasterly boundary 175 feet to a point; thence northeasterly 245 feet more or less to the point of beginning.

Being the same property conveyed to Chitwood Trust, c/o Carole Chitwood and H.H. Chitwood, Jr. co-trustees of the Chitwood Trust, by Substitute Trustee's Deed recorded at Instrument No. 20130517-0049972, Register's Office for Davidson County, Tennessee, as to Tract 1.

Parcel II

Tract No. 2: BEGINNING at a point on the westerly margin of the Old Two Mile Pike which said point lies 70.6 feet north of a concrete monument on the westerly margin of said Old Two Mile Pike, Alexander's northeast corner, North 45° 38' West 191.2 feet to a point; thence northerly with a curve having a radius of 25 feet 39.3 feet to a point; thence northeasterly with a curve having a radius of 234.4 feet 124.8 feet to a point on the westerly margin of Old Two Mile Pike; thence with the westerly margin of said Old Two Mile Pike South 22° 24' East 45.6 feet to a point; thence continuing with the westerly margin of said pike south 13° 52' East 250.3 feet to the point of beginning and containing 0.34 acres more or less.

Being part of the same property conveyed to H.H. Chitwood, Trustee, by deeds recorded in Book 4255, Page 989 and Book 4134, Page 154, Register's Office for Davidson County, Tennessee, as to Tract 2.

EXHIBIT B

[EXCEPTIONS TO TITLE]

1. Taxes for the year 2014 and subsequent years, a lien, not yet due and payable.

2. Rights of tenants, as tenants only, under recorded or unrecorded leases.

3. Agreement for Dedication of Easement for Sanitary Sewers to the City of Goodlettsville, of record in Book 4980, page 782, Register's Office for Davidson County, Tennessee.

4. Easement to The American Oil Company, as set forth in instrument recorded in Book 4314, page 303, Register's Office for Davidson County, Tennessee.

5. Slope and drainage easements in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Book 4123, page 296, Register's Office for Davidson County, Tennessee.

6. Easements in favor of U.S. Sprint Communications Company pursuant to Easement Deed by Court Order in Settlement of Landowner Action-Lightnet Lines, of record at Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.