This instrument was prepared by:
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150067800 DEEDWARR
Recvd: 08/13/15 10:23 5 pgs
Fees:28.00 Taxes:4070.00
20150813-0081130

GENERAL WARRANTY DEED

FROM: JOT PARTNERSHIP, a Tennessee general partnership, Grantor

TO: 517 HICKORY HILLS ASSOCIATES, a Tennessee general partnership, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
517 Hickory Hills Associates P.O. Box 121591 Nashville, Tennessee 37212	517 Hickory Hills Associates P.O. Box 121591 Nashville, TN 37212	**04000022100**

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me this the 7 day of August, 2015.

Notary Public
My Commission Expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, JOT PARTNERSHIP, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 517 HICKORY HILLS ASSOCIATES, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Whites

Creek, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 517 Hickory Hills Blvd., Whites Creek, Davidson County, Tennessee 37189.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the ___ day of August, 2015.

GRANTOR:

JOT PARTNERSHIP,
a Tennessee general partnership

By: _____
James M. Johnson, Jr.
Managing Partner

STATE OF New Mexico)
COUNTY OF Bernalillo)

Before me, René Wright., a Notary Public of said County and State, personally appeared JAMES M. JOHNSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of JOT PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that as such Managing Partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as its Managing Partner.

Witness my hand and seal, on this the 11 day of August, 2015.

OFFICIAL SEAL
René Wright
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 6-9-19

_____
Notary Public
My Commission Expires: 6-9-19

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Resubdivision of Lot 1, Hickory Hills, Section 9, as shown on plat of record in Plat Instrument No. 200006280064297, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to JOT Partnership, a Tennessee partnership by deed from Hickory Lenders, Ltd., L.P., a Tennessee limited partnership of record at Instrument No. 20000915-0092092, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Real Property taxes for the year 2015 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 200309090131599, 200006280064297, and in Plat Book 8250, Page 764, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions for Lot No. 1, Hickory Hills of record in Book 10728, Page 177, in the Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 387, Page 431, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 834, Page 678, Register's Office for Davidson County, Tennessee.

6. Right-of-Way Deed of record in Book 2281, Page 357 and Page 358, Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 4197, Page 968, Register's Office for Davidson County, Tennessee.

8. Right-of-Way Agreement unto Tennessee Natural Gas Lines, Inc. of record in Book 1939, Page 569, Book 2493, Page 388, and in Book 2493, Page 398, Register's Office for Davidson County, Tennessee.