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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jennifer S. Ghanem, Esq.**<br>**The Row Title & Escrow, LLC**<br>**700 12th Avenue South, Suite 302**<br>**Nashville, TN 37203**<br><br>ELIZABETH MARGUERITE FORTIER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY<br>MY COMMISSION EXPIRES OCTOBER 14, 2015 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $675,000.00<br><br>Sherrie Montgomery<br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of September 2015.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

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| Address New Owner:<br>JJA PROPERTIES TN, LLC<br>Attn: Robert Plott, Esq.<br>2135 University Blvd, Suite B<br>Tuscaloosa, AL 35401-152 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>095-00-0-003.00 &<br>095-00-0-005.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JANE P. CAPLENOR a/k/a JANE MARIE PARKERSON CAPLENOR, EDWARD B. PARKERSON III, DAVID C. PARKERSON a/k/a , CHARLES PARKERSON, JR., AND DELORES P. DEWITT,** (all parties set forth herein above collectively referred to as "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JJA PROPERTIES TN, LLC** ("Grantee"), its successors, heirs and assigns, all that tract(s) or parcel(s) of land in Davidson County, Tennessee, more particularly described on as follows:

See **Exhibit "A"**

This property is commonly known as: **1809 and 1817 Lebanon Pike, Nashville, TN 37210.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their 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 whatsoever.

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

**[SIGNATURES ON FOLLOWING PAGE]**

BILL GARRETT, Davidson County
Trans:T20150075095 DEEDWARR
Recvd: 09/02/15 15:35 3 pgs
Fees:18.00 Taxes:2497.50
20150902-0089659

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 7 day of September, 2015.

Jane P. Caplenor, AKA Jane Marie Parkerson Caplenor
**JANE P. CAPLENOR, AKA**
**JANE MARIE PARKERSON CAPLENOR**

Edward B. Parkerson III
**EDWARD B. PARKERSON III**

Charles A. Parkerson, Jr.
**CHARLES PARKERSON, JR.**

Delores P. DeWitt
**DELORES P. DEWITT**

David C. Parkerson
**DAVID C. PARKERSON**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JANE P. CAPLENOR, AKA JANE MARIE PARKERSON CAPLENOR, EDWARD B. PARKERSON III, CHARLES PARKERSON, JR., DELORES P. DEWITT, and DAVID C. PARKERSON,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s).

Witness my hand and official seal at office this 7 day of September, 2015.

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

Notary Public
My Commission Expires: 10/14/15

# Exhibit "A"

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U. S. Highway 70, State Route 24) and by Alireza R. Nourabadi as recorded in Instrument Number 20150205-0011087, Register's Office of Davidson County, Tennessee (RODC); bounded on the east by Kile Investments, LLC, as recorded in Instrument Number 200902250016774, RODC; bounded on the south by Linda H. Donoho, Trustee, as recorded in Instrument Number 201005060034330, RODC, and bounded on the west by Crown Lebanon Partnership, L.P., as recorded in Instrument Number 200102020010616, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on said southern ROW of Lebanon Pike , being ±330 feet northwest of the centerline intersection of Clovernook Drive and Lebanon Pike; thence along said ROW of Lebanon Pike North 46° 36' 14" East 242.56 feet to a set point; thence along the common line of said Nourabadi with the following: South 35° 06' 09" East 130.32 feet to a found iron rod with cap; thence North 48° 11' 08" East 64.81 feet to a set point; thence North 11° 50' 40" West (passing a found p.k. nail, the northeast corner of said Nourabadi at 153.43 feet) a total of 156.09 feet to a set point lying on said southern ROW of Lebanon Pike ; thence along said ROW of Lebanon Pike North 46° 54' 13" East 35.20 feet to a set point; thence along the common line of said Kile Investments with the following: South 11° 48' 41" East 167.66 feet to a set point; thence South 12° 02' 35" East 515.91 feet to a set point; thence along the common line of said Donoho South 68° 05' 25" West 352.78 feet to a set point; thence along the common line of said Crown Lebanon Partnership North 11° 42' 34" West 531.30 feet to the point of beginning. Tract contains 197,156 square feet or 4.53 acres. Bearings based on Tennessee State Plane Coordinate System.

Being part of the same property conveyed to E.B. Parkerson, Sr. and wife, Lillian G. Parkerson, by deed from Lyda Henry of record in Book 1333, page 464, dated September 26, 1946, said Register's Office. The said E. B. Parkerson, Sr. having predeceased his wife, leaving Lillian G. Parkerson as the surviving tenant by the entirety. The said Lillian G. Parkerson having died testate, on or about November 25, 1975. Her Last Will and Testament being filed in Will Book 115, page 394, Chancery Court, Probate Division, Davidson, County, Tennessee, devised the subject property to her daughter, Nona Marie Parkerson. The said Nona Marie Parkerson died testate, on or about March 28, 2004. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 04P919, devised the subject property to Jane P. Caplenor, Edward Parkerson III and David C. Parkerson as to a 3/4 interest to be shared equally and Charles Parkerson, Jr. and Delores P. Dewitt, as to a 1/4 interest to be shared equally.

Also being the same property conveyed to E. B. Parkerson, Jr. and wife, Margie Cooper Parkerson, by deed from E. B. Parkerson, Sr. and wife, Lillian C. Parkerson, of record in Book 2957, page 349, dated August 29, 1959, and corrected by Deed of Correction of record in Book 3253, page 436, said Register's Office. The said Margie Cooper Parkerson having since died on or about July 9, 1981, leaving the said E. B. Parkerson, Jr. as the surviving tenant by the entirety. The said E. B. Parkerson, Jr. having since died testate on or about April 22, 1988. His Last Will and Testament devised the subject property to his children, Jane Marie Parkerson Caplenor, Edward B. Parkerson, III and David Cooper Parkerson.