BILL GARRETT, Davidson County
Trans:T20150088646 DEEDWARR
Recvd: 10/19/15 10:14 2 pgs
Fees:13.00 Taxes:2072.00
20151019-0105907

WARRANTY DEED

2015-315

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of October, 2015.

(Affix Seal) Notary Public,

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JDG investments, LLC 704 Strickland Drive Nashville, TN 37027	New Owner	081.16-0-188.00 081.16-0-641.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TriTrust Investments General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JDG investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Map and Parcel: 081.16-0-188.00
The land with all the buildings and improvements thereon, situated at 1035 Monroe Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Land in the 1st, formerly 2nd, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 90 on the Plan of McGavock, Wetmore, and Other' First Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate description.

Being the same property conveyed to TriTrust Investments General Partnership from GMAT Holdings, GP by Warranty Deed dated March 4, 2015 and recorded March 12, 2015 in Instrument #20150312-0021150, Register's Office for Davidson County, Tennessee.

Map and Parcel: 081.16-0-641.00
The land with all the buildings and improvements thereon, situated at 1021 10th Avenue North, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract I:
Land in Davidson County, Tennessee, being part of the Haslam Mill Lot in Haslam's Plat of record in Minute Book 1, Page 246, of the Chancery Court at Nashville, and described as follows:

Beginning on the westerly margin of 10th Avenue, North formerly Belleville Street, about 156 213 feet Southerly from the southerly margin of Jefferson Street; thence westwardly 146 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley sorthwardly 33 113 feet, more or less, to the northwest corner of a part of said lot conveyed to R.W. Turner to A.B. Batey; thence with said Batey's northerly line eastwardly 146 feet, more or less to the westerly margin of said Avenue; thence the Westerly margin of the said Avenue northwardly 33 113 feet, more or less, to the beginning.

Tract 2:

Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue, North. about 123 1/3 feet southerly from the southerly margin of Jefferson Street, running thence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley southerly 33 1/3 feet, more or (previously referred to as "of" in prior deed) less to Belleville Street or 10th Avenue, North; thence with the westerly margin of Belleville Street northerly 33 113 feet, more or (previously referred to as "of' in prior deed) less, to the point of beginning.

Being all or part of the same property conveyed to TriTust Investments General Partnership from Timothy L. Patton and Sharon D. Patton, husband and wife by Warranty Deed dated March 5, 2015 and recorded March 9, 2015 in Instrument #20150309-0020019, in the Register's Office of Davidson County, Tennessee.

( ) improved
This is (X) unimproved property know as 1021 10th Avenue North, 1035 Monroe Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 16th day of October, 2015

TriTrust Investments General Partnership,
By: Norma Crow, Partner

TriTrust Investments General Partnership
By: David England, Partner

TriTrust Investments General Partnership
By: David England as PAO for Robert England, Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner (or other officer authorized to execute the instrument) of TriTrust Investments General Partnership, the with in named bargainor, and that such Partner or officer as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TriTrust Investments General Partnership, as Partner.

Witness my hand and official seal on this 16th day of October, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared David England, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner (or other officer authorized to execute the instrument) of TriTrust Investments General Partnership, the with in named bargainor, and that such Partner or officer as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TriTrust Investments General Partnership, as Partner.

Witness my hand and official seal on this 16th day of October, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 16th day of October, 2015, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared David England, with whom I am personally acquainted and who upon his oaths acknowledged herself/himself to be the Attorney in Fact for Robert England and as such Attorney in Fact for Robert England she/he executed the foregoing instrument for the purposes contained therein and who further acknowledged that she'/he is the Attorney in Fact under a Power of Attorney and is authorized by Robert England to execute this instrument on behalf of Robert England.

Witness my hand and official seal on this 16th day of October, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY