Davidson County DEEDWARR
Recvd: 06/13/16 10:18 5 pgs
Fees:28.00 Taxes:3422.50
20160613-0059381

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28267-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elm Corn General Partnership 782 Melrose Avenue Nashville, Tennessee 37211	New Owner	09514011500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JPS PROPERTIES, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **ELM CORN GENERAL PARTNERSHIP, a Tennessee general partnership**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows, to wit:

LAND as described in Exhibit A, hereto attached.

BEING the same property conveyed to JPS Properties, a Tennessee general partnership, by Warranty Deed dated April 2, 2015 from Thomas Oldham Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150406-0029234, Register's Office for Davidson County, Tennessee.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of June, 2016.

JPS PROPERTIES,
a Tennessee general partnership

By: _____
Name: Peggy Andrews
Its: Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Peggy Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of JPS PROPERTIES, a Tennessee general partnership, and who further acknowledged that she, as Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Partner for the said Partnership.

WITNESS my hand, at office this 10th day of June, 2016.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

_____
Affiant

Subscribed and sworn to before me this
10th day of June, 2016.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Legal Description

BEING a tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot No. 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Book 4350, Page 120, Register's Office for Davidson County, Tennessee, and being more particularly described according to an As-Built Survey by Barry M. Snow, Tennessee Registered Land Surveyor No. 1676, dated April 24, 2006, as follows:

BEGINNING at an iron pin on the southern Right-of-Way of Elm Tree Drive, said iron pin being the northwestern corner of the property herein described, also being the northeastern corner of Lot No. 33, Metropolitan Industrial Park, Section 26, of record in Book 4350, Page 121, Register's Office for Davidson County, Tennessee;

Thence, North 81 degrees 48 minutes 00 seconds East, along said southern Right-of-Way, a distance of 100.00 feet to an iron pin;

Thence, along a curve to the right, said curve forming the Rights-of-Way intersection of said Elm Tree Drive and Acorn Drive, said curve having an arc length of 78.54 feet, a radius of 50.00 feet and a chord bearing and distance of South 53 degrees 12 minutes 00 seconds East 70.71 feet to an iron pin in the western Right-of-Way of said Acorn Drive;

Thence, South 08 degrees 12 minutes 00 seconds East, along the western Right-of-Way of said Acorn Drive, a distance of 148.70 feet to an iron pin;

Thence, leaving the Right-of-Way of Acorn Drive, and along the northern line of Lot No. 14, Metropolitan Industrial Park, Section 11, of record in Book 4060, Page 110, Register's Office for Davidson County, Tennessee, South 81 degrees 48 minutes 00 seconds West, a distance of 150.00 feet to an iron pin, being the southeastern corner of said Lot No. 33;

Thence, North 08 degrees 12 minutes 00 seconds West, along the eastern line of said Lot No. 33, a distance of 198.70 feet to the Point of BEGINNING.

Containing 0.67 acres or 29,268.5 square feet, more or less.

This is improved property known as 1035 Acorn Drive (a/k/a 1945 Elm Tree Drive), Nashville, Tennessee 37210.

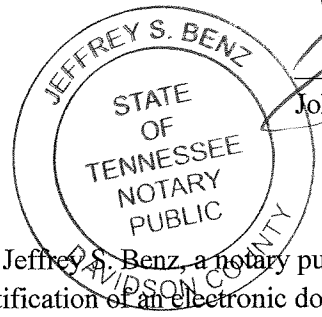
EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and parcel 09514011500.

3. Matters shown on the Plan of record in Book 4350, Page 120, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019