BILL GARRETT, Davidson County
Trans:T20160073105 DEEDWARR
Recvd: 08/22/16 13:46 2 pgs
Fees:13.00 Taxes:8140.00
20160822-0087622

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
HYJ, Inc. 3100 Rutgers Pass Nolensville, TN 37135	HYJ, Inc. 3100 Rutgers Pass Nolensville, TN 37135	161-13-OA-002.00-CO

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00

AFFIANT

SWORN to and subscribed before me on this 19th day of August, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 1-6-2020

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **EJR, LLC, A Tennessee Limited Liability Company,** by these presents do hereby sell and convey unto Grantees, **HYJ, INC.,** its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Building No. 2 of Edmondson Corner Shoppes, a horizontal property regime, — created by Master Deed and Bylaws of record as Instrument No. 20030904-0128528, Register's Office for Davidson County, Tennessee, and as shown on the Plan attached to said Master Deed as Exhibit "B," to which reference is hereby made, and the applicable rights and interests in the Common Areas as set out in said Master Deed.

Being the same property conveyed to EJR, LLC, A Tennessee Limited Liability Company, by deed from Edmonson Corner, LLC (formerly Edmonson Corner Center, LLC), of record as Instrument Number 20040113-005314, dated August 28, 2003, said Register's Office.

This is improved property known as 5515 Edmondson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2016, a lien but not yet due and payable.

2. Master Deed of record as Instrument Number 20030904-0128528 and Instrument Number 2011022-0014297, said Register's Office.

3. TVA Transmission Line Easement of record in Book 2440, page 378 and Book 1149, page 5691, said Register's Office.

4. Easement of record in Book 6218, page 59, Book 6218, page 62, and Book 7275, page 240, said Register's Office.

5. Storm Water Agreement on record as Instrument Number 20061206-0150571, said Register's Office.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 19th day of August, 2016.

EJR, LLC

BY: Keith C Roberts

Keith Roberts, Managing Member and
Sole Member of EJR, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Roberts,** Managing Member and sole member of EJR, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as such Managing Member and sole member of EJR, LLC for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 19th day of August, 2016.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016