Davidson County DEEDWARR
Recvd: 09/12/16 14:25 4 pgs
Fees:23.00 Taxes:185.00
20160912-0095744

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33211-08-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me this 9th day of September, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: CJMK Properties, LLC 915 Murfreesboro Pike Nashville, TN 37217	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 106 16 0 068 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessie Mayo**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CJMK Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 993 Murfreesboro Pike, Nashville, TN 37217

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its 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, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of September, 2016.

Jessie Mayo

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessie Mayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2016.

Notary Public
My Commission Expires:

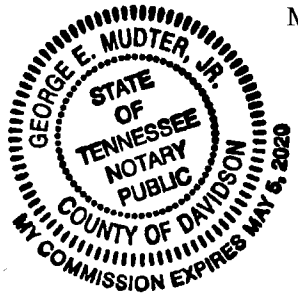


EXHIBIT "A"

Land in Davidson County, Tennessee and described as follows:

Beginning at an iron rod situated in the southerly margin of Murfreesboro Road, said point being the northeast corner of the Edward L. Smith property of record in Book 9350, Page 865 , R.O.D.C.,TN; thence along said road, S 50 deg. 24 min. 56 sec E, a distance of 45.00 feet to an iron rod; thence, along said road, S 39 deg. 35min. 04 sec. W, a distance of 18.00 feet to an iron rod; thence, along said road, S 50 deg. 24 min. 56 sec. E, a distance of 112.28 feet to a point in the centerline of Mill Creek; thence, leaving said road, along the centerline of said creek, S 25 deg. 24 min. 58· sec. W, a distance of 348.50 feet to point; thence, along said centerline of creek, S 03 deg. 57 min. 56 sec. E, a distance of 93.89 feet to a point; thence, along said centerline of creek, S 18 deg. 37 min. 56 sec. E; a distance of 90.00 feet to a point; thence, along said centerline of creek, S 20 deg. 22 min. 36 sec. E, a distance of 79.20 feet to a point; thence, along said centerline of creek, S 20 deg. 02 min. 24 sec. W, a distance of 56.60 feet to a point; thence, along said centerline of creek, S 30 deg. 20 min. 24 sec. W, a distance of 71.50 feet to a point; thence, along said· centerline of creek,· S 50 deg. 09 min. 13 sec. W, a distance of 180.26 feet to a point; thence, along said centerline of creek, S 37 deg. 11 .min. 58 sec. W, a distance of 87.67 feet to a point; thence, along said centerline of creek, S 60 deg. 48 min. 52 sec. W, a distance of 222.09 feet to a point; thence, along said centerline of creek, S 60 deg. 04 min. 24 sec. W, a distance of 60.86 feet to a point; thence, along said centerline of creek, S 62 deg. 20 min. 19 sec. W, a distance of 135.07 feet to a point; thence, along said centerline of creek, S 81 deg. 12 min . 31 sec. W, a distance of 116.28 feet to a point; thence, along said centerline of creek, S 75 deg. 38 min, 56 sec. W, a distance of 101.02 feet to a point; thence, along said centerline of creek, S 64 deg 48 min, 25 sec. W, a distance of 90.09 feet to a point; thence, along said centerline of creek, S 53 deg. 12 min. 50 sec. W, a distance of 100.82 feet to a point; thence, along said centerline of creek, N 83 deg. 22 min. 32 sec. W, a distance of 101.13 feet to a point; thence, along said centerline of creek, N 06 deg. 01 min. 38 sec. E, a distance of 359.58 feet to a point; thence, along said centerline of creek, N 33 deg. 27 min. 44 sec. E, a distance of 140.42 feet to a point; thence, along said centerline of creek, N 32 deg 50 min. 02 sec. E, a distance of 146.16 feet to a point; thence, along said centerline of creek, N 42 deg. 59 min. 17 sec. E, a distance of 145.17 feet to a point; thence, along said centerline of creek, N 49 deg. 29 min. 43 sec. E, a distance of 182.11 feet to a point; thence, along said centerline of creek, N 75 deg 21 min. 23 sec. E, a distance of 229 .49 feet to a point; thence, along said centerline of creek , S 89 deg. 52 min. 01 sec. E, a distance of 51.48 feet to a point; thence, leaving said centerline of creek, N 39 deg. 43 min. 30 sec. E, a distance of 563.74 feet to the point of beginning and containing 15.593 acres of land more or less.

Being the same property conveyed to Jessie Mayo, unmarried by deed dated October 16, 1998 from Tennessee Conservation League, a Tennessee Non-Profit Corporation of record in Book 11162, page 133, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 106 16 0 068 00.
2. Restrictive covenants and power of termination for violation thereof contained in an instrument of record in Book 5829, page 506, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 4886, page 326, and Book 5829, page 504, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of a creek across the subject premises.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4695, page 513, and Book 9013, page 408 Register's Office for Davidson County, Tennessee.
6. Rights of upper and lower riparian owners in and to the waters of Mill Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
7. Easement to the City of Nashville in Book 3464, page 310, Register's Office for Davidson County, Tennessee.
8. Reservation of minerals, oil, gas and associated hydrocarbons rigths retained in deed of record in Book 5829, page 506, Register's Office for Davidson County, Tennessee.
9. Lease Agreement between Jessie Mayo, Lessor and the Lamar Corporation, Lessee, of record in Instrument No. 20081126-0115899, Register's Office for Davidson County, Tennessee.
10. Easement granted to the State of Tennessee of record in Instrument No. 20061127-0146228, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

