16-09-005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/16 13:16 2 pgs
Fees:13.00 Taxes:55.50
20160913-0096242

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th. Day of September, 2016.

Notary Public

My Commission Expires: 7/2/2018 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: Weiss & Weiss, Attorneys at Law, 1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCELNUMBER
Joon Properties, LLC, a Tennessee Limited Liability Company	"NEW OWNER"	**Map 181-00-0 Parcel No. 278.00**
(NAME) **7175 Nolensville Road, Suite 207**	(NAME)	
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Sugar Valley, G.P., a Tennessee General Partnership**, hereinafter collectively called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **Joon Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its, successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more fully described, as follows:

Being a 1.075 more or less acre tract of land located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, as follows:

Starting at a point on the southerly margin of Sunnywood Drive (60' Right-of-Way), said point being the most northwesterly corner of the plan of Sugar Valley Place, Section One, of record in Instrument Number 20140331-0026154, Register's Office Davidson County, Tennessee;
Thence with said margin of Sunnywood Drive, and with a curve to the right having a radius of 900.00 feet through a central angle of 02 Degrees 55 Minutes 18 Seconds, an arc length of 45.90 feet, a chord bearing and distance of North 72 Degrees 48 Minutes 04 Seconds West, 45.89 feet to an iron pin (new), the Point of Beginning;
Thence leaving said margin of Sunnywood Drive, and with the northerly line of Lenox Creekside, Phase Two, of record in Instrument Number 20060306-0025686, the following four calls:
South 18 Degrees 39 Minutes 35 Seconds West a distance of 115.00 feet to an iron pin (new);
Thence North 65 Degrees 53 Minutes 50 Seconds West a distance of 192.56 feet to an iron pin (new);
Thence North 53 Degrees 11 Minutes 48 Seconds West a distance of 256.45 feet to an iron pin (new);
Thence North 44 Degrees 03 Minutes 39 Seconds East a distance of 115.00 feet to an iron pin (new) set on the southerly margin of Sunnywood Drive;
Thence with said margin of Sunnywood Drive, and with a curve to the left having a radius of 900.00 feet through a central angle of 25 Degrees 24 Minutes 04 Seconds, an arc length of 399.00 feet and a chord bearing and distance of South 58 Degrees 38 Minutes 23 Seconds East, 395.75 feet to the point of beginning, containing 46,837 Square Feet or 1.075 Acres, more or less.

Being a portion of the property conveyed to Sugar Valley G.P., a Tennessee General Partnership, by Warranty Deed from Delvin Farms, L.P., a Tennessee Limited Partnership, of record at Instrument No. 20021210-0152156, Register's Office Davidson County, Tennessee.

Being unimproved property located on Sunnywood Drive, Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants, easements and rights for public utilities applicable to this property, if any. Taxes for the current year have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned does covenant 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 and does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee its successors 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 WHEREOF, my hand, this 12th. Day of September, 2016.

Sugar Valley, G.P.,
a Tennessee General Partnership

By: _____
Lori J. Kelley, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori J. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon her oath, acknowledged herself to be the Authorized Partner of Sugar Valley, G.P., a Tennessee General Partnership, the within named bargainor, and that she as such Authorized Partner of Sugar Valley, G.P., a Tennessee General Partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of Sugar Valley, G.P., a Tennessee General Partnership, by herself as such Authorized Partner.

Witness my hand and official seal at Nashville, Tennessee, this 12th. Day of September, 2016.

My Commission Expires: 7/2/2018

_____
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Peter Weiss, do make oath that I am a licensed attorney and/or 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.

_____
Peter Weiss

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/2018

_____
Notary Public