This instrument was prepared by:
J. Trent Lehman
Lehman & Lehman
1646 Westgate Circle
Suite 102
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160084998 DEEDWARR
Recvd: 09/27/16 15:38 4 pgs
Fees:23.00 Taxes:6012.50
20160927-0101982

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
JC Nwofia, LLC		092-15-0C-201 CO
1805 Williamson Court		092-15-0C-301 CO
Brentwood, TN 37027	[Same]	092-15-0C-001 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SJF Holdings, LLC, a Tennessee limited liability company and SJL Holdings, LLC, a Tennessee limited liability company (collectively, "Grantor"), does hereby transfer and convey unto JC Nwofia, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (collectively, the "Property").

The above-referenced land is improved property commonly known as (i) 210 23rd Avenue North, Units 201 and 301, Nashville, Tennessee, 37203, and (ii) 0 23rd Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for the lien of ad valorem real estate taxes for 2016 and future years, not yet due and payable;

AND Grantor does further covenant and bind himself, his heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this _____ day of September 2016.

GRANTOR:

SJF Holdings, LLC

By: Jordan M. Bryant
Title: Authorized Agent

SJL Holdings, LLC

Kristin Lombardi

By: Kristin Lombardi
Title: Authorized Agent

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan M. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized agent of SJF Holdings, LLC and that he/she executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation as Authorized Agent.

WITNESS my hand and seal at office this September 22nd, 2016.

Notary Signature

J. Trent Lehman
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 11/13/17

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Lombardi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized agent of SJL Holdings, LLC and that she executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation as Authorized Agent.

WITNESS my hand and seal at office this September 22, 2016.

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires November 13, 2017

Notary Signature

J. Trent Lehman
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 11/13/17

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $1,625,000.00

Affiant

Subscribed and sworn to before me this September 22nd, 2016.

Notary Public

My Commission Expires:

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires November 13, 2017

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Unit Nos. 201 and 301, together with the appurtenant interest in the common elements of Maternal Fetal Group Plaza, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20050531-0060900, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being a portion of the same property conveyed to Stephen J. Fortunato and Salvatore J. Lombardi, by Deed from Dr. G. Patrick Maxwell, of record in Instrument No. 20030224-0024554, date February 19, 2003, said Register's Office. Being further conveyed to SJF Holdings, LLC a Tennessee limited liability company and SJL Holdings, LLC a Tennessee limited liability company, by Quitclaim Deed from Stephen J. Fortunato and Salvatore J. Lombardi, of record in Instrument No. 20050106-0002287, dated December 30, 2004, said Register's Office.