THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

M16-5352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2016.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160093539 DEEDWARR
Recvd: 10/24/16 10:49 3 pgs
Fees:18.00 Taxes:1757.50
20161024-0112014

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Contract Properties, Inc. 649 old Hickory Blvd. Nashville, Tn 37209	New Owner	114-00-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jackson Masonry, LLC, a Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Contract Properties, Inc., a Tennessee corporation**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and further described as follows, to-wit:

Land in the 8th, formerly the 12th, Civil District of said County, being Lot No. 2 on a survey of a part of H.C. Carter's 11.82 acre tract of land, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1947, as follows:

Beginning at a point in the center of Old Hickory Boulevard 2833.9 feet southerly from the intersection of the center line of said Old Hickory Boulevard and the center line of Charlotte Pike, said point being the southeast corner of Lot No. 1 on said survey; thence with the line between Lots No.1 and 2, South 73 deg. 26' West 308.7 feet to an iron pin in the easterly margin of a 30-foot reserved strip; thence with the easterly margin of said reserved strip, South 13 deg. 34' East 208.2 feet to an iron pin in the northwest corner of Lot No. 3 on said survey; thence with the line between said Lots Nos. 2 and 3, North 73 deg. 26' East 288 feet to a point in the center of Old Hickory Boulevard; thence with the center of said Old Hickory Boulevard, North 8 deg. West 210 feet to the beginning.

INCLUDED in the above described property but specifically EXCLUDED therefrom is the following parcel conveyed to the State of Tennessee for right-of-way purposes of record in Book 7847, page 347, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the point of intersection of the existing west margin of State Route 251 (Old Hickory Boulevard) and the south boundary of the Thomas W. Hess property; thence with said west margin

southwardly 210 feet more or less to a point in the Larry D. Hunter and wife north boundary; thence with said north boundary South 77 degrees 24 minutes 57 seconds West 3 feet more or less; thence with the meander of the slope northwardly 212 feet more or less to a point in the Hess south boundary; thence with said boundary North 77 degrees 24 minutes 57 seconds East 8 feet more or less to the point of beginning and containing 969 square feet.

Being the same property conveyed to Jackson Masonry, LLC, a Tennessee limited liability company Quitclaim Deed (for clarification purposes) from Rogers S. Jackson aka Rogers Jackson and Maria Jackson, dated February 9, 2016, recorded February 17, 2016, of record in Instrument No. 20160217-0015144, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Jackson Masonry by Quitclaim Deed from Rogers S. Jackson and wife, Maria Jackson, dated March 4, 1999, recorded March 5, 1999, of record in Book 11371, page 627, said Register's Office, and further, being the same property conveyed to Rogers S. Jackson and wife, Maria Jackson by Quitclaim Deed from Knight Masonry, a Tennessee general partnership comprised of Rogers S. Jackson and Clyde M. Knight, dated February 18, 1998, recorded February 27, 1998, of record in Book 10814, page 459, said Register's Office, and further, being the same property conveyed to Knight Masonry by Warranty Deed from Nancy C. Weaver, Executrix of the Estate of Olive Belle Wells, dated January 30, 1996, recorded January 31, 1996, of record in Book 9933, page 443, as re-recorded in Book 10091, page 857, said Register's Office.

For further reference see also Quitclaim Deed from Maria Gutierrez Jackson (a/k/a Maria Jackson) to Jackson Masonry, dated June 10, 2010, recorded July 14, 2010, of record in Instrument No. 20100714-0055212, as corrected by Scrivener's Affidavit correcting Grantee of record in Instrument No. 20100820-0065923, Register's Office for Davidson County, Tennessee, whereby Maria Gutierrez Jackson (a/k/a Maria Jackson) relinquished any interest she may have in Jackson Masonry, LLC, a Tennessee limited liability company, and in accordance to the terms of the Marital Dissolution Agreement and Final Decree of Divorce in the case of Rogers Suiter Jackson v. Maria Gutierrez Jackson, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 9D-833, a copy of which is of record in Instrument No. 20150302-0018007, said Register's Office.

There is also conveyed herewith an appurtenant easement for ingress/egress as provided in Agreement for Ingress and Egress Easement of record in Instrument No. 20150408-0030896, Register's Office for Davidson County, Tennessee.

This is improved property located at: 657 Old Hickory Blvd, Nashville, TN 37209

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 21st day of October, 2016.

Jackson Masonry, LLC,
a Tennessee limited liability company

By: Rogers S. Jackson
Rogers S. Jackson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rogers S. Jackson, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Member of Jackson Masonry, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Jackson Masonry, LLC, by the said Rogers S. Jackson as its Member.

WITNESS my hand and seal at office this 21st day of October, 2016.

I. M.
Notary Public

My Commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017