WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160101718 DEEDWARR
Recvd: 11/17/16 10:49 2 pgs
Fees: 13.00 Taxes: 1295.00

20161117-0121284

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Affiant

Subscribed and sworn to me on November 15th, 2016.

NOTARY PUBLIC

My Commission Expires: 1/6/2020

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

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SJ3, LLC c/o Property Management Pros 801 N. 2nd St. Unit A Nashville, TN 37207	New Owner	092-03-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Elberta Express, Inc., a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto SJ3, LLC, a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the East 16 feet of Lot No. 11 and the West 34 feet of Lot No. 12 on the Map showing the subdivision of Lots Nos. 1 and 2 of the Harding Lyttle Tract of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at a point in the Northerly margin of Jefferson Street, said point being the Southwest corner of the described lot; thence North 6 deg. 27 min. 04 sec. West, 104.56 feet; thence North 74 deg. 14 min. 19 sec. East 50.62 feet; thence South 6 deg. 27 min. 04 sec. East 110.66 feet to a point in the Northerly margin of Jefferson Street, said point being the Southeastern corner of said lot; thence South 81 deg. 06 min. 43 sec. West 50 feet to the point of beginning, containing 4,363.80 square feet, more or less.
>
> Being the same property conveyed to Elberta Express, Inc. by Warranty Deed from William Sasser, III, recorded on the 25th day of April, 2006 in Instrument No. 20060425-0047249, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 2018 Jefferson Street, Nashville, TN 37208.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, its heirs and assigns, 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 our hands on November 15th, 2016.

GRANTOR:

Elberta Express, Inc.

By: _____

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of ELBERTA EXPRESS, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by himself as President.

Witness my hand and official seal on November 15th, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY