BILL GARRETT, Davidson County
Trans:T20160102444 DEEDQC
Recvd: 11/18/16 15:11 3 pgs
Fees:17.00 Taxes:0.00
20161118-0122127

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller, Turner, Ruth,** **Andrews & Ghanem, PLLC** **20 Music Square W, Suite 200** **Nashville, Tennessee, 37203**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 18 day of November 2016. Notary Public My Commission Expires: 9/7/2020

KENDALL CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

QUITCLAIM DEED

Address New Owner: **JJA PROPERTIES TN, LLC** **Attn: Robert Plott, Esq.** **2135 University Blvd, Suite B** **Tuscaloosa, AL 35401-152**	Send Tax Bills To: New Owner	Tax Parcel ID No. 095-00-0-003.00 095-00-0-005.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JJA PROPERTIES TN, LLC,** (Grantor"), by these presents, does hereby quitclaim and convey unto **JJA PROPERTIES TN, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

See attached Exhibit A

WHEREAS, the purpose of this instrument is to combine two tax parcels to form one tax parcel.

This is improved property known as **1809 and 1817 Lebanon Pike, Nashville, TN 37210.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this the 10 day of NOV., 2016, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

JJA PROPERTIES TN, LLC

By: _____
JOSEPH A. AGRESTI, MEMBER

STATE OF Texas)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **JOSEPH A. AGRESTI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of JJA PROPERTIES TN, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by such person as Member.

Witness my hand, at office, this 10 day of November, 2016.

_____
Notary Public
My commission expires: May 15, 2017

REBECCA D. GLENN
Notary Public, State of Texas
My Commission Expires
May 15, 2017

EXHIBIT A

Being a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Lebanon Pike (U. S. Highway 70, State Route 24) and by Ken James and Melissa Moon as recorded in Instrument Number 201511190117304, Register's Office of Davidson County, Tennessee (RODC); bounded on the east by Kile Investments, LLC, as recorded in Instrument Number 200902250016774, RODC; bounded on the south by Linda H. Donoho, Trustee, as recorded in Instrument Number 201005060034330, RODC, and bounded on the west by Crown Lebanon Partnership, L.P., as recorded in Instrument Number 200102020010616, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on said southern ROW of Lebanon Pike , being ±330 feet northwest of the centerline intersection of Clovernook Drive and Lebanon Pike; thence along said ROW of Lebanon Pike North 46° 36' 14" East 242.56 feet to a set point; thence along the common line of said Ken James and Melissa Moon with the following: South 35° 06' 09" East 130.32 feet to a found iron rod with cap; thence North 48° 11' 08" East 64.81 feet to a set point; thence North 11° 50' 40" West (passing a found p.k. nail, the northeast corner of said Ken James and Melissa Moon at (153.43 feet) a total of 156.09 feet to a set point lying on said southern ROW of Lebanon Pike ; thence along said ROW of Lebanon Pike North 46° 54' 13" East 35.20 feet to a set point; thence along the common line of said Kile Investments with the following: South 11° 48' 41" East 167.66 feet to a set point; thence South 12° 02' 35" East 515.91 feet to a set point; thence along the common line of said Donoho South 68° 05' 25" West 352.78 feet to a set point; thence along the common line of said Crown Lebanon Partnership North 11° 42' 34" West 531.30 feet to the point of beginning.
Tract contains 197,156 square feet or 4.53 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to JJA TN Properties, LLC by deed from JANE P. CAPLENOR a/k/a JANE MARIE PARKERSON CAPLENOR, EDWARD B. PARKERSON III, DAVID C. PARKERSON a/k/a, CHARLES PARKERSON, JR., AND DELORES P. DEWITT, in Instrument No. 20150902-0089659, Register's Office for Davidson County.