STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $400,000.00

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

My Commission expires: 12-4-18

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
208 Third Avenue North, Suite 500, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: J & K Management, Inc.	SEND TAX BILLS TO: Same
(Name) 1609 Heiman Street	(Name)
(Street Address) Nashville, TN 37208	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 81-7-199 & 81-7-200	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHNNY BURROUGHS AND WIFE LINDA BURROUGHS, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO J & K MANAGEMENT, INC. HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

TRACT NO. I: 1904 Dr. D.B. Todd, Jr. Blvd., Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of W. M. Butler's Subdivision of the 11 ¾ acres, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 18 fronts 45 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines with the northerly margin of an alley, 145.6 feet to an alley in the rear.

TRACT NO. II: 1820 Dr. D.B. Todd, Jr. Blvd. Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of W.M. Butler's Subdivision of the 11 ¾ acres, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 19 fronts 50 feet on the east side of Dr. D.B. Todd, Jr., Blvd., and extends back between parallel lines, 145.6 feet more or less to an alley.

BILL GARRETT, Davidson County
Trans:T20160112699 DEEDWARR
Recvd: 12/21/16 15:21 2 pgs
Fees:13.00 Taxes:1480.00
20161221-0134442

Both being the same property conveyed to JOHNNY BURROUGHS AND WIFE LINDA BURROUGHS by Quitclaim Deed from Sheryl R. Bransford of record as Instrument No. 20120710-0060362 said Register's Office.

THIS IS PROPERTY KNOWN AS 1904 and 1820 Dr. D.B.Todd, Jr., Blvd. Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its heirs 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 this 21st day of October 2016.

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs
LINDA BURROUGHS

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Johnny Burroughs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of October 2016.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Linda Burroughs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of October 2016.

My Commission expires: 1/9/18

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018