Davidson County DEEDWARR
Recvd: 02/28/17 11:04 4 pgs
Fees:23.00 Taxes:2331.00
20170228-0019741

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28982-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tennessee Jed, LLC	New Owner	10516005600
5901 Crossings Blvd		10516005700
Antioch, TN 37013		10516005900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **GREAT YARDS LANDSCAPING, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TENNESSEE JED, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT 1 - 2105 Gladstone

LOT 129 - LAND in Davidson County, Tennessee, being Lot No. 129 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 129 fronts 50 feet on the westerly side of Gladstone Avenue and extends back between parallel lines 165 feet to an alley.

TRACT 2 - 2107 Gladstone

LOT 130 - LAND in Davidson County, Tennessee, being Lot No. 130 on the Map of Corinne Place, as of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 130 fronts 50 feet along the westerly margin of Gladstone Avenue and extends back between parallel lines 165 feet to an alley in the rear.

LOT 131 - LAND in Davidson County, Tennessee, being Lot No. 131 on the Map of Corinne Place of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the westerly side of Gladstone Avenue and extends back westerly and between parallel lines 165 feet to a 15-foot alley.

TRACT 3 - 2111 Gladstone

LOT 132 - LAND in Davidson County, Tennessee, being Lot No. 132 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 132 fronts 50 feet on the west side of Gladstone Avenue, and runs back between parallel lines, 165 feet to an alley.

This is improved commercial property known as: 2105, 2107, & 2111 Gladstone Ave, Nashville, TN 37211.

BEING all of the same property conveyed to Great Yards Landscaping, LLC by Warranty Deed dated February 28, 2013, from Marcia J. Martin, of record in Instrument No. 201303120024334, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of February, 2017.

GREAT YARDS LANDSCAPING, LLC
a Tennessee limited liability company

By: _____
Name: Mark Ervin
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Ervin with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of GREAT YARDS LANDSCAPING, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Managing Member.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27 day of February, 2017.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

_____
Affiant

Subscribed and sworn to before me this
27 day of February, 2017.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1.18.2019

EXHIBIT A

Permitted Encumbrances

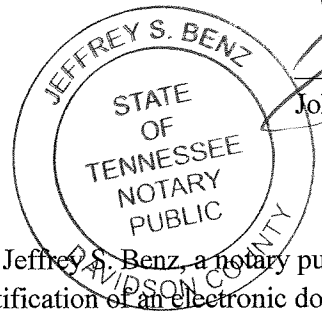
1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 10516005600, 10516005700 and 10516005900.

3. All Matters as shown on the Plan of record in Plat Book 332, Page 1, Register's office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, Book 4829, Page 819, said Register's Office (as to Lot 129).

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019