Davidson County DEEDWARR
Recvd: 04/24/17 11:08 4 pgs
Fees:23.00 Taxes:2997.00
20170424-0039860

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

29636-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BA Holdings, LLC c/o Bruce or Afshin Yazdian 26 Inveraray Nashville, TN 37215	New Owner	11913035400

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, **JMB PARTNERS, a Tennessee general partnership composed of James M. Brinkley, Jr. and Edward L. Brinkley** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BA HOLDINGS, 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:

LAND in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the final subdivision Plan of J & W Properties, of record in Book 7900, Page 302, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING all of the same property conveyed to JMB Partners, a Tennessee general partnership composed of James M. Brinkley, Jr. and Edward L. Brinkley by Trustee's Deed dated December 29, 2006 from Sam J. McAllester, III, Substitute Trustee on behalf of InSouth Bank, as of record in Instrument No. 20061229-0160955, Register's Office for Davidson County, Tennessee.

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 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 21st day of April, 2017.

JMB PARTNERS, a Tennessee general partnership

By: _____
Name: James M. Brinkley, Jr.
Its: General Partner

By: _____
Name: Edward L. Brinkley
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James M. Brinkley, Jr. and Edward L. Brinkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of JMB PARTNERS, a Tennessee general partnership, and who further acknowledged that they, as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partners for the said general partnership.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of April, 2017.

_____
Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $810,000.00.

_____
Affiant

Subscribed and sworn to before me this
21st day of April, 2017.

_____
Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

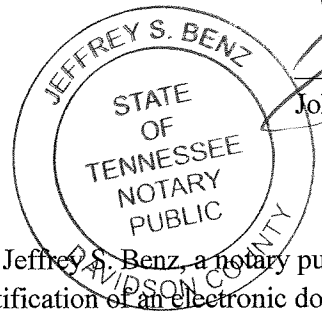
2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 11913035400.

3. Subject to all matters as shown on subdivision plan of record in Book 7900, page 302, Register's Office for Davidson County, Tennessee.

4. Right of way easement for Nolensville Pike per Decree in the cause of Davidson County vs George D. Waller and wife, Julia Waller, entered in Minute Book 46, page 490, Third Circuit Court for Davidson County, Tennessee.

5. Right of way easements and other matters contained in Book 1217, page 229 and Book 1973, page 277, Register's Office for Davidson County, Tennessee.

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