Davidson County DEEDWARRSP
Recvd: 05/10/17 12:38 5 pgs
Fees:28.00 Taxes:122.10
20170510-0046508

Prepared by:	New Owner:	Mail tax bills to:	Map/Parcel Numbers:
Eric M. Bowen 153 Treeline Park, Suite 300 San Antonio, TX 78209	B.V. and Vanita Kumar 9694 Madison Blvd., Suite A-16 Madison, Alabama 35756	New Owner	081040/180.02 081040/180.00 081040/173.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged JG TENNESSEE REALTY, L.P., a Tennessee limited partnership ("Grantor"), does hereby transfer and convey unto B.V. KUMAR and VANITA KUMAR, a married couple (collectively, "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to the parcels of real property described below (collectively, the "Property"), including all improvements located thereon, subject to the exceptions set forth in Exhibit A, attached hereto and incorporated herein for all purposes (collectively, the "Permitted Exceptions").

1. 301 Clay Street, Nashville, Davidson County, Tennessee: Part of Lots 12 and 13, E. L. Woods Subdivision, Nashville, Tennessee, according to the Plat of record in Book 21, Page 30, Register's Office of Davidson County.

   Being the same property conveyed to JG Tennessee Realty, L.P., by Deed from S.A. North, Ltd., of record under Instrument #20150505-0040531, Register's Office of Davidson County.

2. 401 Dominican Drive, Nashville, Davidson County, Tennessee: Part of Lots 9 and 10, E. L. Woods Subdivision, Nashville, Tennessee, according to the Plat of record in Book 21, Page 30, Register's Office of Davidson County.

   Being the same property conveyed to JG Tennessee Realty, L.P., by Deed from S.A. North, Ltd., of record under Instrument #20150505-0040513, Register's Office of Davidson County.

3. 1918 4th Avenue North, Nashville, Davidson County, Tennessee: Part of Lot 17, E. L. Woods Subdivision, Nashville, Tennessee, according to the Plat of record in Book 21, Page 30, Register's Office of Davidson County.

   Being the same property conveyed to JG Tennessee Realty, L.P., by Deed from S.A. North, Ltd., of record under Instrument #20150505-0040540, Register's Office of Davidson County.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, easements and appurtenances in anyway belonging to the Property, unto Grantees, their successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and defend all and singular the Property, subject to the Permitted Exceptions, to Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim all or any part of the Property, by, through or under Grantor, but not otherwise.

GRANTEES ARE TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES,

EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEES HAVE NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEES' INSPECTION.

IN WITNESS WHEREOF, Grantor executes this Deed this the 3rd day of May 2017, to be effective on the 5th day of May 2017.

JG TENNESSEE REALTY, L.P.,
a Tennessee limited partnership

By: JG Auto Group, Inc.,
its General Partner

By: _____
Name: Jack E. Guenther, Jr.
Title: President

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Jack E., Guenther, Jr., the President of JG Auto Group, Inc., the General Partner of JG Tennessee Realty, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Subscribed and sworn to before me this 3rd day of May 2017.

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2018

_____
NOTARY PUBLIC
My Commission Expires: 6-20-2018

AFFIDAVIT OF CONSIDERATION

STATE OF Ala. §
COUNTY OF Madison §

The actual consideration or value, whichever is greater, for this transfer is $33,000.

B.V. Kumar, Affiant

Subscribed and sworn to before me on this 5 day of May 2017.

PAULA MAE BRADFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
Commission Expires: 3/12/19

EXHIBIT A

PERMITTED EXCEPTIONS

1. Any discrepancies, conflicts, shortages in area or boundary lines, encroachments, protrusions or overlapping of improvements;

2. Taxes and assessments for the year 2017, and subsequent years, not yet due and payable;

3. Easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to the Property;

4. Building and zoning ordinances, land use laws and regulations, and environmental laws and regulations;

5. Rights of adjoining owners in any walls and fences situated on a common boundary;

6. Recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, water interests and instruments that affect the Property;

7. Any conditions that would be revealed by a physical inspection and/or survey of the Property;

8. All matters shown on that certain plat of record in Plat Book 21, Page 30, in the Register's Office of Davidson County, Tennessee; and

9. Lack of access to a controlled access highway (I-65).

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: