Davidson County DEEDWARRSP
Recvd: 05/10/17 12:40 7 pgs
Fees:38.00 Taxes:185.37
20170510-0046510

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JG Tennessee Realty, L.P. 153 Treeline Park, Suite 300 San Antonio, Texas 78209	#08104014600, #08104014900, # #08104014800	JG Tennessee Realty, L.P. 153 Treeline Park, Suite 300 San Antonio, Texas 78209

This instrument prepared by: Jay Smith, First American Title Insurance Company, National Commercial Services, 611 Commerce Street, Suite 3101, Nashville, TN 37203

After recording, please return to: Jay Smith, First American Title Insurance Company, National Commercial Services, 611 Commerce Street, Suite 3101, Nashville, TN 37203.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **B.V. Kumar and Vanita Kumar,** a married couple, (collectively the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **JG Tennessee Realty, L.P.,** a Tennessee limited partnership, (the "**Grantee**"), Grantee's heirs, successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

STATE OF TEXAS
COUNTY OF BEXAR

The actual consideration or value, which is greater, for this transfer is $ 50,100

Affiant Jack E. Guenther, Jr.

Subscribed and sworn to before me this 5th 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

This conveyance of the Property, and all covenants and warranties contained herein.

This is improved property commonly known as, 405 Clay Street, 1919 4th Avenue North and 401 Clay Street, Davidson County, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever.

Grantor covenants with Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except Grantor makes no warranty as to the amount of acreage in the Property.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the acknowledgement below to be effective as of the 4 day May 2017.

GRANTOR:

B.V. Kumar

STATE OF ~~TENNESSEE~~: Alabama

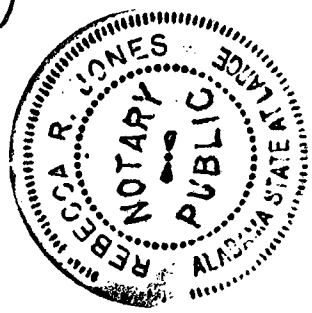
COUNTY OF ~~DAVIDSON~~: Limestone

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ~~Rebecca R. Jones~~ B.V. KUMAR, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of May, 2017.

Rebecca R. Jones
Notary Public

My commission expires: 12-20-2020



IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the acknowledgement below to be effective as of the 4 day May 2017.

GRANTOR:

Vanita Kumar

Vanita Kumar

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF ~~DAVIDSON~~ Limestone

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ~~Rebecca R. Jones~~ VANITA KUMAR, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 4 day of May, ~~2012~~ 2017

Rebecca R Jones

Notary Public

My commission expires: 12-06-2020

REBECCA R. JONES NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

Real Property Description

Land in Davidson County, Tennessee, described as follows:

Tract 1:

Being a part of Lot No. 80 in D.T. McGavock's plan as of record in Book 11, Page 393 Register's Office for said County, being a part of Lot No. 26, in D.T. McGavock's subdivision, a plan of which is of record in Book 21, Page 64, said Register's Office, described as follows:

Beginning at a point on the Westerly margin of Fourth Avenue North, formerly Cherry Street, 125 feet South of the Southerly margin of Clay Street, said point being the Southeast corner of the property conveyed to C.B. Scott and wife, by deed from George Mayo of record in Book 460, Page 577, said Register's Office; thence Southwardly 100 feet; thence Westwardly 171.1 feet, more or less, to the Easterly margin of an alley; thence with said alley Northwardly 225 feet to the Southerly margin of Clay Street; thence with the Southerly margin of Clay Street Eastwardly 71.1 feet, more or less, to the Northwest corner of the property conveyed to Oscar Harrington by deed from George Mayo of record in Book 505, Page 74, said Register's Office; thence Southwardly, with said Harrington's Westerly line 125 feet to his Southwest corner; thence with said Harrington's and Scott's Southerly line Eastwardly 100 feet to the beginning.

Being the same property conveyed to B. V. Kumar by Warranty Deed of record in Instrument No. 201602220016419, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 80 on the Map of D. T. McGavock's Plan, as of record in Book 11, Page 393, Register's Office for said County, and being a part of Lot No. 26 in said McGavock's Subdivision, as of record in Book 21, Page 64, Register's Office and described as follows:

Beginning at a point in the Westerly margin of 4th Avenue, North, 125 feet South of the margin of Clay Street; thence Westerly 171.1 feet parallel to the South margin of Clay Street to an alley in the rear; thence Southerly 100 feet to a point, thence Easterly 171.1 feet to the Westerly margin of 4th Avenue, North; thence with the margin of the same, Northerly 100 feet, more or less to beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom is that part of land sold to the State of Tennessee, of record in Book 4137, Page 329, said Register's Office.

Being the same property conveyed to B. V. Kumar by Warranty Deed of record in Instrument No. 201602250018037, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of D. T. McGavocks Subdivision, of record in Plat Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southwest corner of North Clay Street and 4th Avenue North, formerly Cherry Street; thence with the Southerly margin of Clay Street Westerly 50 feet; thence Southerly, parallel with said Avenue 125 feet ; thence Easterly 50 feet to the Westerly margin of said Avenue; thence with the Westerly margin of said Avenue Northerly 125 feet to the beginning.

Being the same property conveyed to B. V. Kumar by Warranty Deed of record in Instrument No. 201602220016425, Register's Office for Davidson County, Tennessee.

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: