This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/09/17 16:15 2 pgs
Fees:13.00 Taxes:1165.50
20170609-0058290

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of June, 2017, by and between William H. Salter and Opal J. Salter, husband and wife, party of the first part, and Jona Development, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 in the subdivision of the Homestead Block of the Neill S. Brown Addition to Edgefield, now East Nashville, a plan of which is of record in Plan Book 2, Page 100, of the chancery Court at Nashville.

Said Lot 16 fronts 50 feet on the westerly side of 9th Street and runs back between parallel lines 170 feet to an alley.

Being all or part of the same property conveyed to William H. and Opal J. Salter by virtue of that certain Quit Claim Deed dated September 13, 1993, and being of record at Book 9100, Page 853 in the Register's Office of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 2, Page 100 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William H. Salter

Opal J. Salter

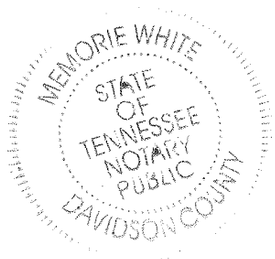
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William H. Salter and Opal J. Salter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of June, 2017.

Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Jona Development, LLC

2020 Fieldstone Parkway, Suite 900-306
Franklin, TN 37069-4337

Tax Parcel No 08212009900

Property Address: 202 North 9th St
Nashville, TN 37206

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $315,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of June, 2017.

Notary Public

My Commission Expires: 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021