BILL GARRETT, Davidson County
Trans:T20170056777 DEEDWARR
Recvd: 07/03/17 13:35 7 pgs
Fees:38.00 Taxes:8695.00
20170703-0066839

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33452-01-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me, 28th day of June, 2017. Notary Public My Commission Expires: 11/6/17 KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jay Amba Ma, LLC 1673 Stokley Lane Old Hickory, TN 37138	New Owner	Map and Parcel No.: 060 08 0 019 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JACKSON'S COURTYARD PARTNERSHIP, a Tennessee general partnership, as to an undivided ten percent (10%) interest as a tenant in common; CREWS JOHNSTON, III, as to an undivided forty percent (40%) interest as a tenant in common; KNABCO, L.L.C., an Oklahoma limited liability company, as to an undivided forty percent (40%) interest as a tenant in common; and ROB LOWE, as to an undivided ten percent (10%) interest as a tenant in common (collectively, the "Grantors") have this day bargained and sold, and do hereby transfer and convey to JAY AMBA MA, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3049 Dickerson Pike, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under Grantors, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The subject property is commercial property and has never been the marital residence of Crews Johnston, III or Rob Lowe.

IN WITNESS WHEREOF, Grantors have executed this instrument, the corporate parties by their duly authorized officers, on the 28th day of June, 2017.

GRANTORS:

JACKSON'S COURTYARD PARTNERSHIP
a Tennessee general partnership

By:_____
C. LeRoy Norton, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named C. LeRoy Norton, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Jackson's Courtyard Partnership, a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 28th day of June, 2017.

_____
NOTARY PUBLIC
My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

GRANTORS (Continued):

ROB LOWE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Rob Lowe, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

GRANTORS (Continued):

KNABCO, L.L.C.
an Oklahoma limited liability company

By: _____
Stephen B. Payne, Jr., Manager

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephen B. Payne, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of KNABCO, L.L.C., an Oklahoma limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 28th day of June, 2017.

Lora L Bahnsen
NOTARY PUBLIC
My Commission Expires: 05/04/21

NOTARY SEAL PUBLIC
LORA L. BAHNSEN
Notary Public
State of Oklahoma
Commission # 17004281 Expires 05/04/21

GRANTORS (Continued):

CREWS JOHNSTON, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Crews Johnston, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Councilmanic District, Davidson County, Tennessee, located on the easterly side of Dickerson Pike and the southerly side of Broadmoor Drive (formerly Ewing Lane), being Lot No. 1 on the plan of North Pointe Shopping Center of record in Book Plat 7900, Page 180, Register 's Office for Davidson County, Tennessee and being more particularly described according to a survey made by William C. Watson, Tenn. Reg. No. 1487, Barge, Waggoner, Sumner and Cannon, 162 Third Ave. N., Nashville, TN 37201, dated July 19, 1989, reinspected and updated July 9, 1990, file No. 10783, as follows:

BEGINNING at a point in the southerly margin of Broadmoor Drive, said point being westerly 624 feet, more or less, from the centerline of Hillside Drive;

THENCE, leaving said margin with the southerly line of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book5184, Page 678, said Register's Office, S 84 deg. 49' 32" E, 318.80 feet to an iron pin;

THENCE, leaving said line S 05 deg. 40' 02" W, 299.58 feet to an iron pin;

THENCE, N 84 deg. 41' 14" W, 577.40 feet to a point in the easterly margin of Dickerson Pike;

THENCE, with said margin with a curve to the left 71.88 feet to a point, said curve having a central angle of 00 deg. 42' 50" E, a radius of 5,770.00 feet, a tangent of 35.94 feet and a chord of N 04 deg. 14' 20" E, 71.88 feet;

THENCE, continuing with said margin N 03 deg. 53' 00" E, 65.21 feet to a point;

THENCE, leaving said margin S 84 deg. 40' 16" E, 150.00 feet to a point ;

THENCE, N 03 deg. 53' 17" E, 130.70 feet to a point in the southerly margin of Broadmoor Drive;

THENCE, with said margin with a curve to the left 120.96 feet to the point of beginning, said curve having an angle of 11 deg. 29' 39", a radius of 602.96 feet, a tangent of 60.68 feet and a chord of N 80 deg. 22' 36" E, 120.76 feet, containing 147,581 square feet or 3 .39 acres, more or less.

Being the same property conveyed to Northpoint Retail, LLC, a Tennessee limited liability company by deed dated April 30, 1999 from Ewing Lane Partnership, a Tennessee general partnership, d/b/a North Pointe Plaza of record in Book 11464, page 817, Register's Office for Davidson County, Tennessee. Northpoint Retail, LLC, a Tennessee limited liability company, is now known as Northpoint Retail, a Tennessee general partnership pursuant to the Articles of Merger filed December 30, 1999 as Control No. 037728, Office of the Tennessee Secretary of State and of record in Instrument No. 20000110-0003478, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackson's Courtyard Partnership, a Tennessee general partnership, as to a ten percent (10%) undivided interest as a tenant in common, by Quitclaim Deed dated January 1, 2017,

from Northpoint Retail, a Tennessee general partnership, of record in Instrument No. 20170228-0019714 in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Crews Johnston, III, as to a forty percent (40%) undivided interest as a tenant in common, by Quitclaim Deed dated January 1, 2017, from Northpoint Retail, a Tennessee general partnership, of record in Instrument No. 20170228-0019715 in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Knabco, LLC, an Oklahoma limited liability company, as to a forty percent (40%) undivided interest as a tenant in common, by Quitclaim Deed dated January 1, 2017, from Northpoint Retail, a Tennessee general partnership, of record in Instrument No. 20170228-0019716 in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Rob Lowe, as to a ten percent (10%) undivided interest as a tenant in common, by Quitclaim Deed dated January 1, 2017, from Northpoint Retail, a Tennessee general partnership, of record in Instrument No. 20170228-0019717 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017 and subsequent years, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 060 08 0 019 00.
2. All matters appearing on the Plan of record as Book 7900, page 180, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5559, page 566, and Book 7824, page 984, Register's Office for Davidson County, Tennessee.
4. Deed of Conveyance of record in Book 8127, page 830, Register's Office for Davidson County, Tennessee which contains an 8" sanitary sewer easement.
5. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances in Instrument No. 20140204-0009714, Register's Office for Davidson County, Tennessee.
6. Memorandum of Lease dated August 8, 1988 by and between Ewing Lane Partnership, a Tennessee general partnership and Walgreen Co., an Illinois corporation of record in Book 7625, page 408, and in Book 7632, page 329, Register's Office for Davidson County, Tennessee.
7. Lease Agreement by and between the Metropolitan Government and Ewing Lane Partnership d/b/a North Point Plaza of record in Book 11464, page 805. Assigned and Assumed by Instrument of record in Book 11595, page 932, Register's Office for Davidson County, Tennessee.
8. Shopping Center Lease and Addendum by and between Ewing Lane Partnership and Adventist Health Systems/Sunbelt, Inc. d/b/a Tennessee Christian Medical Center, of record in Book 8130, page 358, Register's Office for Davidson County, Tennessee.
9. Lease Agreement by and between Northpoint Retail Partnership, a Tennessee general partnership and Family Dollar Stores of Tennessee, Inc. a Tennessee corporation of record in Instrument No. 20110418-0029778, Register's Office for Davidson County, Tennessee.
10. Terms and Conditions of Ordinance of Metro Council with respect to ingress and egress of record in Book 8113, page 762, Register's Office for Davidson County, Tennessee.
11. Restrictive Covenant contained in a Deed from Boyle Investment Company to E. Woods Weathersby, Trustee of record in Book 7625, page 388, and the Deed from E. Woods Weathersby, Trustee to Ewing Lane Partnership, d/b/a North Pointe Plaza of record in Book 7625, page 393, Register's Office for Davidson County, Tennessee.