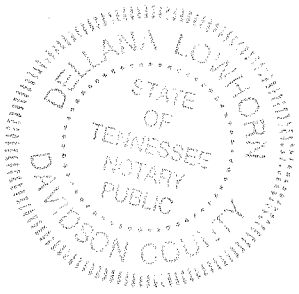
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Country Club Investors LLC	CCI, LLC	
(NAME) 535 Westboro	(NAME) 4372 S. Carothers Rd	09016029600
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JHAS PROPERTIES CORP., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COUNTRY CLUB INVESTORS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 535 Westboro, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 69575 DEEDWARR
03/15/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180315-0024447

Witness my hand this 14th day of March, 2018

JHAS PROPERTIES CORP.

BY: J. H. Privett

JAMES PRIVETT, PRESIDENT

BY: Susan Henderson

SUSAN HENDERSON, SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Privett and Susan Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be President and Secretary of JHAS Properties Corp, the within named bargainor, a corporation, and that they as such President and Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, Page 60, Register's Office for said County. Said Lot No. 69 is described as follows:

Beginning at a point in the Southwesterly margin of Westboro Drive at the corner of Lots Nos. 68 and 69; thence with the line between said lots Southwesterly 145 feet to a point; thence Northwesterly 163.1 feet to the Easterly margin of Bruce Drive; thence with the margin of same around a curve Northeasterly 231.66 feet to the beginning of another curve; thence around said curve Easterly 39.29 feet to the margin of Westboro Drive; thence with the margin of the same Southeasterly 175 feet to the beginning.

Tract II:

A Tract of land in the 8th District of Davidson County, Tennessee, being shown as part of an unnumbered tract "For Future Development" lying South of Lot No. 69 and West of Lot No. 68 on the Map of Section 2, Westboro Subdivision, of record in Book 1424, Page 60, Register's Office for said County, and described according to a copy of a survey thereof made By Hal R. Swann, Jr., Surveyor, December 13, 1948, as follows:

Beginning at a point in the Easterly margin of Bruce Drive at the Southwest corner of Lot No. 69 on the above referred to plan; thence with the line of the same, South 73° 33' East 163.1 feet to the corner of Lots Nos. 68 and 69; thence with the Westerly line of Lot No. 68, South 17° 51' East 43.89 feet; thence North 73° 33' West 179.03 to the margin of Bruce Drive; thence with the margin of the same, around a slight curve, Northeasterly 40.1 feet to the beginning.

Being the same property conveyed to JHAS Properties, Corp., a Tennessee corporation by Warranty Deed from Terry Johnson, unmarried, dated January 20, 2017, of record in Instrument No. 20170123-0006800, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19