This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
Attn: Christopher M. Corriveau

Karen Y Johnson Davidson County
Batch# 152773 DEEDWARRSP
10/19/2018 01:10:30 PM 7 pgs
Fees: $38.00 Taxes: $4,440.00
20181019-0103959

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
PNE Investment, LLC 1201 Gallatin Road N Madison, TN 37115	New Owner	133-1-103.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **PNE INVESTMENT, LLC,** a Tennessee limited liability company (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **J M M, LLC,** a Tennessee limited liability company (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed this 18th day of October, 2018.

GRANTOR:

J M M, LLC

By: _____
Mark Mahan Janbakhsh, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, C.M. Corriveau, a Notary Public in and for said County and State, Mark Mahan Janbakhsh, 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 sole Member of J M M, LLC, ("**Grantor**"), and is authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand, at office this 18th day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,200,000.00.
Subscribed and sworn to before me this the 18th day of October, 2018.

Affiant

Notary Public

My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Legal Description

Being a certain tract or parcel of land situated within Davidson County, Tennessee, and being further described as follows, to-wit:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 1/2 of Lot No. 4 on the unrecorded Plan of Burrell Jackson's Resubdivision of part of Block "A" of Patterson Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for Davidson County, Tennessee. Said plan of Burrell Jackson's Resubdivision is not of record, and is, as follows:

Beginning at a point in the westerly margin of Nolensville Pike, 100 ft. south of the southwest corner of Nolensville Pike and McIver Street; thence with the westerly margin of Nolensville Pike southerly 75 feet to a point; thence, westwardly 161 1/2 feet, more or less, to the east margin of Lot No. 13 of said subdivision; thence, with the easterly margin of Lot No. 13, northwardly 75 feet to a common corner of Lots No. 2 and 3; thence, with the lines of the said two lots eastwardly 151 feet to the westwardly margin of Nolensville Pike, to the point of beginning.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Block "A" on the Map of Patterson's subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, being Lot No. 13 and the easterly part of Lot No. 14 on the unrecorded Plan of Burrell Jackson's Resubdivision of part of said Block "A", described according to a survey made by A.J. Wilkinson, Surveyor, July 19, 1941, as follows:

Beginning on the southerly margin of McIver Street at a point 160 feet west of the westerly margin of Nolensville Road; thence with said Street southwestwardly 12 feet and westwardly 77 feet, in all 89 feet to a stake at post; thence southwardly 200.5 feet to a stake on the northerly line of Lot No. 10 at a point 12 feet west of the common corner of Lots Nos. 9, 10, 8 and 7, eastwardly 128.5 feet to the westerly line of Lot No. 5; thence with the westerly line of Lots Nos. 5, 4, 3, 2 and 1, northwardly 230 feet to the beginning.

Both Tract Nos. 1 & 2 being the same property conveyed to J M M, LLC by Quitclaim Deed from Mahan Mark Janbakhsh, dated January 9, 2004, recorded January 12, 2004, of record in Instrument No. 20040112-0004630, Register's Office for Davidson County, Tennessee.

Tract No. 3:

Land in Davidson County, Tennessee, being Lots Nos 1 and 2 on the map showing Burrell Jackson's Subdivision of part of Block "A" in Patterson's Subdivision of Maple Hill, not of record.

According to survey made by A.J. Wilkinson, Surveyor, July 19, 1941, said Lots Nos. 1 and 2 front together 100 feet on the westerly side of the Nolensville Road and run back 161 feet on the southerly line and 160 feet on the northerly line, with the southerly margin of McIver Street, to the easterly line of Lot No. 13, measuring 100 feet thereon.

Tract No. 3 being the same property conveyed to J M M, LLC by Quitclaim Deed from Mahan Mark Janbakhsh and Hosein Janbakhsh, dated January 9, 2004, recorded January 12, 2004, of record in Instrument No. 20040112-0004629, as corrected in Instrument No. 20040120-0007548, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Davidson County taxes for the year 2019 and thereafter, not yet due and payable.

2. All matters appearing on the plan of Patterson Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the unrecorded Plan of Burrell Jackson's Resubdivision of part of Block "A" of Patterson Subdivision of Maple Hill.

4. All matters described according to a survey made by A.J. Wilkinson, July 19, 1941.

5. Stormwater Detention Agreement of record in Instrument No. 20060120-0007514, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060120-0007536, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewer and/or storm drainage of record in Book 4099, page 300, Register's Office for Davidson County, Tennessee.

8. Exception is hereby made for any deficiency in quantity of land by virtue of the widening along Nolensville Road granted to Davidson County, Tennessee, in Minute Book 43, page 574, Circuit Court for Davidson County, Tennessee.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY