Karen Y Johnson Davidson County
Batch# 159275 DEEDWARR
11/13/2018 04:16:30 PM 5 pgs
Fees: $28.00 Taxes: $2,543.75
20181113-0112000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of November, 2018.

Notary Public

My Commission Expires: 6/21/2021

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY (Affix Seal)

2018-294-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J.F.C. Enterprises, Inc. P.O. Box 40101 Nashville, TN 37204 Attention: Mary Margaret Bourbeau and J. Frank Crowell, III	NEW OWNER	Map/Parcel 082 12 0 014.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey L. Morris**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **J.F.C. Enterprises, Inc., a Tennessee Corporation**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 719 Main Street, Nashville, TN 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Witness my hand this 13th day of November, 2018:

Jeffrey L. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of November, 2018, before me personally appeared Jeffrey L. Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of November, 2018.

Notary Signature
My commission expires: 12-5-2020

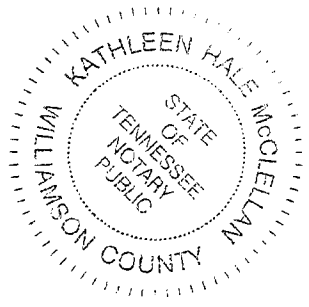


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of W.L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No 10 fronts 50 feet on the northerly side of Gallatin Avenue, formerly Main Street, or Gallatin Pike, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jeffrey L. Morris by Warranty Deed from United Food and Commercial Workers Union Local #1995 as successor of Amalgamated Meat Cutters and Butcher Workers Union of North America, AFL-CIO District Local 405, dated February 24, 1998, of record in Book 10812, page 136, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1) 2018 Davidson County Taxes have been pro-rated between the parties as of this date and paid, with subsequent year's taxes to be assumed by Grantee.
2) All matters shown on plat of record in Plat Book 21, Page 1, Register's Office for Davidson County, Tennessee.
3) All matters shown on the survey of 719 Main Street, performed by Michael H. Charette, TLS Registration No. 2048, Cherry Land Surveying, Inc., dated September 6, 2018 and revised September 10, 2018.

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

My Commission Expires: 6/21/2021

Notary Seal:

