WARRANTY DEED

J-LJ-18-917-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stafford Partners No. 1, LP & French Landing Investors	**New Owner**	
(NAME) **P.O. Box 1625**	Karen Y Johnson Davidson County Batch# 180056 **DEEDWARR** 01/03/2019 10:22:41 AM 2 pgs Fees: $13.00 Taxes: $370.00 20190103-0000640	**34-15-6.00**
(ADDRESS) **Brentwood, TN 37024**		
(CITY) (STATE) (ZIP)	(CI	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. JAY JACKSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STAFFORD PARTNERS NO. 1, LP AND FRENCH LANDING INVESTORS, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying within Davidson County, Tennessee, and being Lot 15 as shown on the Plan of Rivergate Industrial Park as of record in Plat Book 6250, Page 806, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the north right-of-way line of Myatt Industrial Drive, said point being the southwest corner of Lot 15 and being a common corner with Lot 16, Rivergate Industrial Park, said point being located N 69 deg. 38' 00" E 400.00 feet from the east right-of-way line of Myatt Drive; thence with Lot 16 N 20 deg. 22' 00" W 303.61 feet to a point, a common corner with Lot 16 in the south line of Seaboard System Railroad; thence with Seaboard System Railroad N 70 deg. 54' 00" E 133.03 feet to a point, a corner common with Lot 14, Rivergate Industrial Park in the south line of Seaboard System Railroad; thence with Lot 14 S 20 deg. 22' 00" E 300.67 feet to a point, a corner common with Lot 14 in the north right-of-way line of Myatt Industrial Drive; thence with the north right-of-way line of Myatt Industrial Drive, S 69 deg. 38' 00" W 133.0 feet to the point of beginning, containing 40,185 square feet, 0.92 acre, more or less.

Being the same property conveyed to L. Jay Jackson and wife, E. Jean M. Jackson, by Warranty Deed from J. B. Wynn, recorded February 18, 1993 in Book 8867, Page 946, Register's Office for Davidson County, Tennessee.
The said E. Jean M. Jackson having since died on September 2, 2015, leaving L. Jay Jackson as the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 806, Register's Office for Davidson County, Tennessee.
- Subject to 2019 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **917 Myatt Industrial Drive, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28th DAY OF DECEMBER, 2018.

L. Jay Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. JAY JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212