This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 203425 DEEDWARRSP
03/07/2019 01:23:07 PM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20190307-0021147

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
J Core Properties, LLC	J Core Properties, LLC	
1483 Boardwalk Place	1483 Boardwalk Place	072-00-0-026.00
Gallatin, TN 37066	Gallatin, TN 37066	072-00-0-002.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred ~~Fifteen~~ Thousand and No/100 Dollars ($315,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5 day of March, 2019.

Notary Public

My Commission Expires: 9/7/21

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

For and in consideration of the sum of Three Hundred Fifteen Thousand and No/100 Dollars ($315,000.00), the receipt and sufficiency of which are hereby acknowledged, Oakwood Investors, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto J Core Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is unimproved property known as Map-Par. 072-00-0-026.00 and 072-00-0-002.00 in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 6th day of March, 2019.

GRANTOR:

OAKWOOD INVESTORS, LLC
A Tennessee limited liability company

By: _____
C. Hunter Nelson, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Grant, a Notary Public of said County and State, personally appeared C. Hunter Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Oakwood Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by him/herself as Managing Member of the company.

Witness my hand and seal, at Office in Nashville, TN, this 5 day of March, 2019.

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

Jessica Grant
Notary Public

My Commission Expires: 9/7/21

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3B, as shown on the map entitled Resubdivision Plat, Resubdivision & Consolidation Plat, Oakwood Development, of record in Instrument No. 20190211-0012586, filed in the Register's Office for Davidson County, Tennessee.

Being the part of the same property conveyed to Oakwood Investors, LLC, a Tennessee limited liability company by Special Warranty Deed from Robert E. Johnson and wife, Patricia A. Johnson of record as Instrument No. 20180427-0039848, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 072-00-0-026.00, 072-00-0-002.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Subject to all matters shown on the Plan of record in Instrument No. 20190211-0012586, in the Register's Office for Davidson County, Tennessee.

3. Conditions contained in the Access and Utility Easement Agreement of record in Instrument No. 20180427-0039850, in said Register's Office.

4. Transmission Line Easement granted to the Tennessee Electric Power Company, n/k/a Tennessee Valley Authority, and filed for record in Book 787, page 57, in the Register's Office for Davidson County, Tennessee.

5. First Amendment to Access and Utility Easement Agreement of record in Instrument No. 20190228-0018252, as amended in Scrivener's Affidavit of record in Instrument No. 20190228-0018362, in said Register's Office