After Recording Return to:

David F. Leake, Esq.
The Winchester Law Firm, PLLC
6060 Poplar Avenue, Suite 295
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 273681 DEEDWARRSP
08/20/2019 08:59:02 AM 6 pgs
Fees: $33.00 Taxes: $13,209.00
20190820-0083211

This instrument prepared by:

M. Lee Johnsey, Jr.
Balch & Bingham, LLP
1901 Sixth Avenue North
Suite 1500
Birmingham, Alabama 35203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JWAV-M, LLC**, an Alabama limited liability company, whose address 2660 Eastchase Lane Suite 100, Montgomery, Alabama 36107 (hereinafter referred to as "Grantor"), herein this day bargained and sold, and does hereby transfer and convey unto (i) **Diana Artunian, as Successor Trustee of the Artunian Family Trust 1979**, as to an undivided twenty percent (20%) tenant in common interest; (ii) **Diana Artunian**, a widow, as to an undivided twenty percent (20%) tenant in common interest; (iii) **Diana Artunian as Trustee of the Artunian Trust Dated March 29, 1988**, as to an undivided fifty percent (50%) tenant in common interest; and (iv) **Alan Artunian, as Trustee of the Z. Kaz 2015 Trust Dated June 5, 2015**, as to an undivided ten percent (10%) tenant in common interest (collectively, hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is the same real estate conveyed to the Grantor by Special Warranty Deed recorded as Instrument No. 20180511-0045302 in the Register's Office of Davidson County, Tennessee.

Tax Parcel ID: 034-060-035.00

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise.

The words Grantor and Grantee shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

[Remainder of page left intentionally blank. Signature page to follow.]

Witness my hand this 16th day of August, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

JWAV-M, LLC
an Alabama limited liability company

By: JWA Ventures II, LLC, an Alabama limited liability company, its Sole Member and Manager

By: _____
Name: James W. Wilson, III
Its: Authorized Signatory

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

Personally appeared before me, James W. Wilson, III, Manager(s), with whom I am personally acquainted , and who acknowledged that such persons executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Manager(s) of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Given under my hand this the 16 day of August, 2019.

Barbara Wilkinson
Notary Public
My Commission Expires: 8-8-21

(NOTARIAL SEAL)

1644203.2

STATE OF Alabama
COUNTY OF Montgomery

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$3,570,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of August 2019.

Notary Public

My Commission Expires:
6.8.21

Property Address

741 Myatt Drive
Madison, TN

Property Owner
Diana Artunian, Successor Trustee of the Artunian Family Trust 1979
Attn: Taleen Khatchadourian
5264 Los Bonitos Way
Los Angeles, CA 90027

Mail Tax Bills To:
Diana Artunian, Successor Trustee of the Artunian Family Trust 1979
Attn: Taleen Khatchadourian
5264 Los Bonitos Way
Los Angeles, CA 90027

EXHIBIT A

Legal Description

Land situated in Davidson County, Tennessee:

BEING located in the 10th Councilmanic District of Davidson County, Tennessee, being located northeasterly of U.S Highway 31E (State Route 6, Gallatin Pike) and Myatt Drive Intersection and being a portion of the Bradley McKinney Property as recorded in Instrument #20090818-0077492, In the Register's Office of Davidson County, Tennessee and being a portion of Lot 4 of the Plan of W.J. Cude' s Subdivision Edgefield Junction as recorded In Plat Book 421, Page 105, In the Register's Office of Davidson County, Tennessee and being more particularly described as follows;

BEGINNING at a new iron pin monument, said monument being the northerly right-of-way of Myatt Drive and northwesterly corner common to the Edenwald Properties, A General Partnership Property, as recorded In Instrument #20030712-0097232, in the Register's Office of Davidson County, Tennessee and southeasterly corner of this property;

Thence leaving the Edenwald Properties, A General Partnership Property and continuing along with the northerly right-of-way of Myatt Drive, N 32°14'32" W a distance of 150.00' to a new brass disk monument;

Thence leaving said northerly right-of-way of Myatt Drive and continuing along with a new severance line at.e0S-sthe Bradley McKinney Property, N 54°31'49" E a distance of 308.63' to a new iron pin monument, said monument being the southerly property line of Lot 2 of Rivergate Plate as recorded in Plat Book 6900, Page 368, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the southerly property line of Lot 2 of Rivergate Place the following two calls: S 39°24'34" E a distance of 127.72' to a to a new iron pin monument;

Thence S 28°08'06" E a distance of 22.53' to an existing 5/8" Iron pin monument, said monument being the northwesterly corner of the Edenwald Properties, A General Partnership Property;

Thence leaving said Lot 2 of Rivergate Place and continuing along with the Edenwald Properties, A General Partnership Property, S 54°31'49" W a distance of 322.99' to a new iron pin monument In the northerly right-of-way of Myatt Drive, which is the point of beginning, having an area of 47,578 square feet, 1.09 acres more or less.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2019 and liens and taxes not yet due and payable.

2. Subdivision restrictions, building lines and easements of record in Plat Book 421, Page 105; and Plat Book 421, Page 112, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 9986, Page 317, as amended in Book 10225, Page 228, as further amended at Instrument No. 20180511-0045303, in the aforesaid Register's Office.

4. Agreements of record in Book 9986, Page 379, amended in Book 10255, Page 247 and Book 10255, Page 255, in the said Register's Office.

5. Easements and incidental rights underlying public roads.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and systems at Instrument No. 20180110100933, in the said Register's Office.

7. The location of the storm sewers, pre-cast parking curbs, asphalt parking lot, curbs, guy wires and power poles, chain link fence, concrete retaining wall, sanitary sewers, curb inlets, light poles, concrete pads, sanitary sewer clean outs and a possible right of driveway access from adjacent property located along southern boundary, all as shown on survey by Blue Ridge Surveying Inc., dated April 30, 2018.

8. Rights of Tire Discounters, Inc. under that certain Lease Agreement dated November 3, 2017.