File No. 281000653

WARRANTY DEED

Lisa Hodges State of Tennessee Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/03/08 12:44 2 pgs
Fees:13.00 Taxes:301.55
20081103-0109197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMS Investments, LLC	JAMS Investments, LLC	061-03-0B-103.00CO
(NAME) 103 Point East Dr.	(NAME) 502 North Garden St	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, WE, Karen Van Camp and Brian Van Camp, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto JAMS Investments, LLC, hereinafter called the grantee(s), ITS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103 on the Plan of Point East Office Condominiums as shown on the exhibit to the Master Deed of record in Book 7308, page 901, as amended in Book 7340, page 727, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Brian W. VanCamp and wife, Karen V. VanCamp, by Warranty Deed from AL-TN Metals & Sales Co. Inc., a Tennessee Corporation, of record in Instrument 20021107-0137679, dated October 30, 2002 and filed for record on November 7, 2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian W. VanCamp and wife, Karen V. VanCamp, by Warranty Deed from AL-TN Metals & Sales Co. Inc., a Tennessee Corporation, of record in Instrument 20021107-0137679, dated October 30, 2002 and filed for record on November 7, 2002, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification Number 061-03-0B-103.00CO.

Note: The property described here in, located in County of Davidson and is not assessed for city taxes.

Subject to Master Deed of record in Book 7308, Page 901, Book 7340, Page 727, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 4921, Page 78, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 5530, Page 653, Register's Office for Davidson County, Tennessee.

Charter for Point East Office Association of record in Book 7286, Page 63, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 103 Point East Dr., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), ITS 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), ITS 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 hands this 31st day of October, 2008.

Karen Van Camp

Brian Van Camp

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Karen Van Camp and Brian Van Camp the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of October, 2008.

Commission expires: February 28, 2012

LISA G. HODGES Notary Public

Lisa Hodges State of Tennessee Notary Public County of Sumner

File Number: 281000653

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075