RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100040544 DEEDWARR
Recvd: 07/01/10 15:54 2 pgs
Fees:13.00 Taxes:277.50
20100701-0051840

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2010.

Notary Public

My commission expires: 3/21/2011

(Notary Stamp) Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph R. Hanse,Jr.	First Community Mortgage Inc.	**Map\Parcel: 142-14-0-C-004.00CO**
709 McPherson Drive	275 Robert Rose Drive	
Nashville, TN 37221	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JM Global Investment, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph R. Hanse,Jr. an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2A on the plan of McPherson Place Townhomes, as shown on the collective Exhibit C to the Declarations of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JM Global Investment, LLC, by Special Warranty Deed from Federal Home Loan Mortgage Association, dated March 23, 2010, of record in Instrument No. 20100406-0025471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed contained in an instrument of record in Instrument No. 20060601-0064701, Register's Office for DAVIDSON County, Tennessee. By-Laws contained in an instrument of record in Instrument No. 20060601-0064701, Register's Office for DAVIDSON County, Tennessee. All Matters of record in Plat Book 4300, Page 114, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association contained in an instrument of record in Instrument No. 20070524-0061787, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed. Subject to HOA dues, if any. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 709 McPherson Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 24th day of June, 2010.

JM Global Investment, LLC

By: _____
Wei Xing Guo, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Wei Xing Guo with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of JM Global Investment, LLC and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of June, 2010.

My Commission Expires: 2-19-13

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100390KS**
~~**RECORD & RETURN TO:**~~
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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