THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***269,900.00.

Affiant

Subscribed and sworn to before me this 21 day of November, 2012.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120091327 DEEDWARR
Recvd: 11/30/12 13:50 3 pgs
Fees:18.00 Taxes:998.63
20121130-0110078

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
JHAS Properties, Corp. P.O. Box 91056 Nashville, Tennessee 32709	JHAS Properties, Corp. P.O. Box 91056 Nashville, Tennessee 37209	Tract 1 MAP 091-07-0A PARCEL 001.00CO Tract 2 MAP 092-13-0 PARCEL 358.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($***269,900.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Susan A. Henderson aka Susan Henderson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JHAS Properties, Corp., a Tennessee corporation, (hereinafter called the "GRANTEE"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 – 5104A Michigan Avenue, Nashville, Tennessee 37209

BEING Unit A of 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 200807030068907, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Reference is hereby made to the Plan filed as Exhibit "B" to said Declaration appearing in Instrument 200807030068907, and By-Laws appended thereto as Exhibit "C", Register' s Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof as though copied herein for a more complete description of said Unit.

BEING part of the same property conveyed to Lisa Friedland, unmarried, and Susan Henderson, unmarried, by Warranty Deed dated February 28, 2007, from Christie Williams, unmarried, of record as Instrument No. 20070301-0025423 in the Register's Office for Davidson County, Tennessee; the said Lisa Friedland having since conveyed her interest in subject property to Susan Henderson, unmarried, by Quitclaim Deed dated September 7, 2012, of record as Instrument No. 20120910-0081820 in said Register's Office.

Tract 2 – 305A 33rd Avenue, North, Nashville, Tennessee 32709

BEING Lot No. 89A on the Plan of Zone Lot Division of Lot 89, Hortense Place, of record in Book 6200, page 483, amending Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Susan A. Henderson and Lisa D. Friedland, as tenants in common, by Warranty Deed dated July 15, 2005, from Beverly O. Ayers, unmarried, of record as Instrument No. 20050720-0084389 in the Register's Office for Davidson County, Tennessee; the said Lisa D. Friedland having since conveyed her interest in subject property to Susan A. Henderson, unmarried, by Quitclaim Deed dated September 7, 2012, of record as Instrument No. 20120910-0081819 in said Register's Office.

This is improved property known as 5104A Michigan Avenue, Nashville, Tennessee 37209 (Tract 1) and 305A 33rd Avenue, North, Nashville, Tennessee 37209 (Tract 2).

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the plan filed as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20080703-0068907 in the Register's Office for Davidson County, Tennessee, and matters, if any, shown on the Plan of Zone Lot Division of Lot 89, Hortense Place, of record in Book 6200, page 483, amending Book 161, page 167, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 21 day of November, 2012.

Susan A Henderson

Susan A. Henderson
aka Susan Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 21 day of November, 2012.

Notary Public

My Commission Expires: 8. 20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY