Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Martin 811 Shelby Avenue Nashville, TN 37207	New Owner	08216037900

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$269,500.00**

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2012.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public

My Commission Expires: Sept 9 2014
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **4JSAP, Inc., a Nevada Corporation, a Tennessee Corporation ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Daniel Martin, a single man ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 139, WILLIAMS 1ST ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as shown on plat of record in Plat Book 21, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 4JSAP, Inc., a Nevada corporation, a Tennessee Corporation by Warranty Deed from Chris Koch, married, recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054508, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **811 Shelby Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20120095757 DEEDWARR
Recvd: 12/14/12 11:14 2 pgs
Fees:13.00 Taxes:997.15
20121214-0115293

WITNESS our hands on the **12th** day of **December, 2012.**

4JSAP, Inc., a Nevada corporation

By: _____
Damon Parker, It's President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Damon Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **President** of **4JSAP, Inc., a Nevada corporation,** the within named bargainor, a Nevada corporation, and that he/she as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **President**.

Witness my hand and Official Seal this the **12th** day of **December, 2012.**

_____
Notary Public

My Commission Expires: 12-03-13

