File Box 24 B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Jola, LLC
234 Columbus Avenue, Apt. 3B
New York, NY 10023

SEND TAX BILL:
Jola, LLC
234 Columbus Avenue, Apt. 3B
New York, NY 10023

BILL GARRETT, Davidson County
Trans:T20120097611 DEEDWARRSP
Recvd: 12/20/12 15:58 2 pgs
Fees:13.00 Taxes:1073.00
20121220-0117638

MAP AND PARCEL:
11801013400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 290,000.00

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 19-14 day of December, 2012.

A Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Mattie E. Gurley,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1034, has this day bargained and sold, and do hereby transfer and convey unto **Jola, LLC, a Tennessee limited liability company**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 131 on the plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mattie E. Gurley, a one-half (½) interest and Walter Dangerfireld, a life estate in the other one-half (½) interest, by deed from D. J. Jones and wife, Frances Jones of record in Book 4759, page 809, Register's Office for Davidson County, Tennessee. Walter Dangerfireld predeceased Mattie E. Gurley on November 11, 1985. Mattie E. Gurley died on June 3, 2012. Her estate having been declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1034, seized and possessed said real property and so ordered it to be sold by Peggy D. Mathes, Administrator of the Estate of Mattie E. Gurley.

This property is sold as is.

This is improved property known 1103 Montrose Avenue, Nashville, TN 37204 .

And now **Peggy D. Mathes, Administrator of the Estate of Mattie E. Gurley,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Jola, LLC, a Tennessee limited liability company**, its successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of December, 2012.

Estate of Mattie E. Gurley

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Gurley,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1034. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2012.

NOTARY PUBLIC

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE

My Commission Expires: 10/5/15