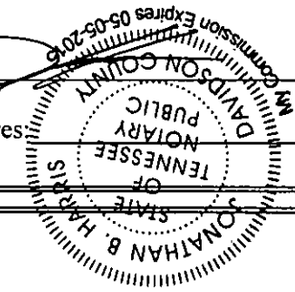
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050190** BILL GARRETT, Davidson County Trans:T20130045044 DEEDWARR Recvd: 05/30/13 13:30 2 pgs Fees:13.00 Taxes:314.50 20130530-0054542	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2013. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Mary E. Kalmbach 3520 West End Avenue Apt 12 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104090E01200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BJ Investments, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary E. Kalmbach**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 12 on the Plan of Richland Place Condominiums of record in Plat Book 5200, page 570, said Register's Office, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Richland Place Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6100, page 222, said Register's Office.

Being the same property conveyed to Jim. W. Jones, unmarried, by Warranty Deed of record as Instrument Number 20080305-0021945, said Register's Office. Being further conveyed to BJ Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed of record as Instrument Number 20090113-0003215, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Williamson taxes for the year 2013 and thereafter, not yet due and payable.

This is improved property located at 3520 West End Avenue #12 Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2013.

BJ Investments, LLC
by: Jim W. Jacobs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim W. Jacobs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is president of **BJ Investments, LLC, a Tennessee Limited Liability Company**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of May, 2013.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015