BILL GARRETT, Davidson County
Trans:T20130083443 DEEDWARR
Recvd: 09/26/13 14:43 2 pgs
Fees:13.00 Taxes:275.28
20130926-0101326

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,400.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMS Investment, LLC	Same as new owner	061030B020400
	(NAME)	
204 Point East Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we National Mortgage Depot, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMS Investment, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING UNIT NUMBER 204, ON THE PLAN OF POINT EAST OFFICE CONDOMINIUMS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6200, PAGE 253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO 2013 TAXES, AND SUBSEQUENT YEARS.

BEING THE SAME PROPERTY CONVEYED TO NATIONAL MORTGAGE DEPOT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM ANNE MOSS, UNMARRIED, BY INSTRUMENT NO. 20030505-0059518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 204 Point East Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 20th day of September, 2013.

WARRANTY DEED
(Continued)

National Mortgage Depot, LLC, a Tennessee
limited liability company

BY:_____
Gordon J. Niles, Managing Member

_____
Gordon J. Niles, Individually

_____
Lori Niles

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gordon J. Niles, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of National Mortgage Depot, LLC, the within named bargainor, a limited liability company, and that as such member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Managing Member of said National Mortgage Depot, LLC.

Witness my hand and official seal, at Goodlettsville, Tennessee, on this the 20th day of September, 2013.

_____
Notary Public

My commission expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigne authority, a Notary Public of the State and county mentioned, personally appeared Gordon J. Niles and wife, Lori Niles, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledges that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Goodlettsville, Tennessee, this 20th day of September, 2013.

_____
Notary Public

My commission expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072