THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2013 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Stewart	owner	MAP 118-07
2814 Columbine Place		PARCEL 176.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JMH Ventures, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Stewart**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "E', on the Map of Berry Hill Garden of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description0

.Being the same property conveyed to JMH Ventures, LLC by Deed from Anna Mary Grupke, an unmarried person of record at Instrument No. 20050323-0031594, Register's Office for Davidson County, Tennessee, dated March 17, 2005 and recorded on March 23, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2812 Columbine Place, Nashville, TN 37204.**

BILL GARRETT, Davidson County
Trans:T20130085617 DEEDWARR
Recvd: 10/03/13 13:06 2 pgs
Fees:13.00 Taxes:777.00
20131003-0103992

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 hand this the 3 day of October, 2013.

JMH Ventures, LLC

BY: Joy M. Mercy, member
Joy M. Mercy, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared joy M. Mercy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the MEMBER of the maker, **JMH Ventures, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 3rd day of October, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN