BILL GARRETT, Davidson County
Trans:T20130099469 DEEDWARR
Recvd: 11/22/13 16:20 3 pgs
Fees:18.00 Taxes:281.20
20131122-0120648

This Instrument Was Prepared By:
Law Office of Andrew F. Tucker
385 2nd Avenue, Suite 1
Dayton, Tennessee 37321

Address of New Owner:	Send Tax Bills To:	Map Parcel Number
Eddie Jackson, CPA, P.C.	SAME	41-12-1
1102 Bell Grimes Lane	1218 Murfreesboro Pike	
Nashville, TN 37207	Suite 100	
	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PAPAMOM PROPERTIES, A DIVISION OF SUNRINTINE CORPORATION,** hereinafter called the Grantor, has bargained and sold, and by these presents do sell, transfer and convey unto **EDDIE JACKSON, CPA, P.C., a Tennessee Professional Corporation,** hereinafter called the Grantee, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, being more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot No. Three (3) of K.J. Morris Lands, as of record in Plat Book 57, Page 49 *et seq.*, in the Register's Office of Davidson County, Tennessee; to which said plat reference is hereby made for a more complete and accurate legal description thereof, according to a survey by Richard B. Omohandro, surveyor, dated February 20, 1960.

SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Papamom Properties, a division of Sunrintine Corporation by Quitclaim Deed from G.A. Cabot, dated July 8, 2003 and recorded July 9, 2003 in Instrument No. 20030709-0094619, Register's Office of Davidson County, Tennessee.

TAXES for the year 2013 are to be assumed by the Grantee herein.

This instrument was prepared from the information provided by Grantor and Grantee. Neither the Law Office of Andrew F. Tucker, nor Andrew F. Tucker makes any representation as to the accuracy of the description used herein or the status of title conveyed.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors and representatives, to forever warrant and defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons or entities whomsoever.

IN WITNESS WHEREOF, I have set my hand and seal this the 2nd day of November, 2013.

PAPAMOM PROPERTIES, A DIVISION OF SUNRINTINE CORPORATION

G. A. Cabot

By: G. A. CABOT
Title: President

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a notary public of said county and state, G. A. Cabot, with whom I am personally acquainted or who was proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged such person(s) to be the President/CEO, of **Papamom Properties, A Division Of Sunrintine Corporation**, the within named bargainor, and that such person as President/CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name by such person as G.A. Cabot.

Witness my hand, at office, this the 2nd day of November, 2013.

See Attached Acknowledgement or Jurat

NOTARY PUBLIC

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 76,000.00
Barbara Jackson, Affiant
Subscribed and sworn before me this the
22 Day of NOV., 2013.
Abbey Witt, Deputy Register

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

On 12 November 2013 before me, Hamik Hartounian Notary Public

Date — Here Insert Name and Title of the Officer

personally appeared Gilbert Alfred Cabot

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HAMIK HARTOUNIAN
Commission # 1912605
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Item #5907