BILL GARRETT, Davidson County
Trans:T20140017459 DEEDWARR
Recvd: 03/14/14 13:34 2 pgs
Fees:13.00 Taxes:481.00
20140314-0021547

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF : DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00 Mahan M. Janbakhsh, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS 13th DAY OF MARCH, 2014. Notary Public MY COMMISSION EXPIRES: Nov 6, 2017 (AFFIX SEAL)

ERIN H. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Prochaska Quinn & Ferraro, P.C.
Erin H. Bennett, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMM, LLC **4601 Nolensville Pike** **Nashville, Tennessee 37211** **Attn: Steven Piper**	**SAME**	133-14-0-077.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, EDWARD H. BURRELL AND BRENDA D. BURRELL, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JMM, LLC, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being known as Tract 3 of "Elysian Plaza", of record in Plat Book 6900, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDWARD H. BURRELL AND WIFE, BRENDA D. BURRELL, by deed from MIKE CLARK DEVELOPMENT COMPANY, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 8783, page 107, as re-recorded in Book 8795, page 614, and Book 8805, page 104, dated November 10, 1992, said Register's Office.

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

This is improved property, known as 451 Elysian Fields, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seised 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 13th day of March, 2014.

Edward H. Burrell
Edward H. Burrell

Brenda D. Burrell
Brenda D. Burrell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward H. Burrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of March, 2014.

My Commission Expires: 09/16/2015

Heather Swann
Notary Public

HEATHER SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires September 16, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brenda D. Burrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of March, 2014.

My Commission Expires: 09/16/2015

Heather Swann
Notary Public

HEATHER SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires September 16, 2015

RETURN TO:
Prochaska Quinn & Ferraro, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219