WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2449736

Return to:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 392,500.00 .

April B Wideman
Affiant

Subscribed and sworn to me, this the 23rd day of April, 2014.

Notary Public
My commission expires: April 1, 2017

Property Address:	Property owner and mail tax bills to:	Parcel ID:
1107 Montrose Avenue NASHVILLE, TN 37204	JOLA, LLC 234 Columbus Avenue, Apt. 3B New York, NY 10023	Map 118-04, Parcel 132.00

THIS INDENTURE is made effective the 23rd day of April, 2014, by **Elizabeth Ann Galster, unmarried**, First Party, for the purpose of conveying the premises described herein to JOLA, LLC, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Montrose Place as of record in Book 57, Page 93, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Ann Galster by Warranty Deed from Paul M. Burton and wife, Melissa Burton dated March 15, 2011 and of record in Instrument No. 20110315-0020484, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including but not limited to the Plan of record in Book 57, Page 93, which shows an Owner's Certificate, certain notes, easements and setback lines, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[SIGNATURE ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20140029343 DEEDWARR
Recvd: 04/30/14 09:39 2 pgs
Fees:13.00 Taxes:1452.25

20140430-0036151

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Elizabeth Ann Galster
Elizabeth Ann Galster

STATE OF TN)
COUNTY OF Shelby)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Elizabeth Ann Galster**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Shelby County, this the 16 day of March, 2015

NOTARY PUBLIC

My Commission Expires:
6/13/15

THOMAS K. MESSENGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES:
6/13/15

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.