THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,850.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2014 Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140050660 DEEDWARR
Recvd: 07/15/14 13:42 2 pgs
Fees:13.00 Taxes:735.75
20140715-0062420

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Warren	First Bank	MAP
319 Chamberlin Street	3500 Blue Lake Drive	PARCEL 091-07-0-D-005.00
Nashville, TN 37209	Birmingham AL 35243	
(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, **JHAS Properties, Corp., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Warren and Sara Warren, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 9A, as shown and described in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Row at 51st Townhomes , a Horizontal Property Regime with Private Elements, as of record in Instrument 20070905-0106500, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to JHAS Properties, Corp., a Tennessee corporation by Deed from Susan Henderson, unmarried, of record in Instrument No. 20120213-0012562, Register's Office for Davidson County, Tennessee, dated February 10, 2012 and recorded on February 13, 2012.

Being also known as 5109 A Michigan Avenue, Nashville, TN 37209

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 () UNIMPROVED

(X) IMPROVED property known as **5109A Michigan Avenue, Nashville, TN 37209.**

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 our hand(s) this the _____ day of July, 2014.

JHAS Properties, Corp.,

By: James Privett, President

By Susan Henderson, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **James Privett** whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein and who further acknowledged that he is the **President** of **JHAS Properties, a Tennessee Corporation** and is authorized to execute this instrument.

Witness my hand and official seal this the _____ day of July, 2014.

My Commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Susan Henderson** whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein and who further acknowledged that he is the **Secretary** of **JHAS Properties, a Tennessee Corporation** and is authorized to execute this instrument.

Witness my hand and official seal this the _____ day of July, 2014.

My Commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public