BILL GARRETT, Davidson County
Trans:T20140064525 DEEDWARR
Recvd: 08/29/14 14:58 2 pgs
Fees:13.00 Taxes:344.10

20140829-0079331

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2014.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
PinPoint Properties, LLC	New Owner	
1113 Murfreesboro Rd., Ste. 106 #336		072-14-0-242.00 (LOT 4)
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S); AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONA REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Units 1616-A and 1616-B as shown on the Plat of Lot 4 Charles U. Coggin's First Addition, of record in Plat Book 421, Page 33, RODC, TN., attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1616 Northview Avenue A Horizontal Property Regime With Private Elements with By-Laws appended thereto as Exhibit "C", of record in Instrument Number 20140513-0041109, Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristina Vucich, unmarried by deed from Anita Conaway, unmarried, Daryle L. Jones, unmarried, Clementine Oglesby, unmarried and Laverne J. Gray, married, individually, and as power of attorney in fact for Clarence D. Jones, married, and Shannon W. Jones, III, unmarried of record in Instrument No. 20111114-0088696, Register's Office for Davidson County, Tennessee, dated November 07, 2011 and recorded on November 14, 2011.

Being the same property conveyed to RC Holdings, LLC by deed from Kristina Vucich, unmarried of record in Instrument No. 20140411-0030398, Register's Office for Davidson County, Tennessee, dated April 09, 2014 and recorded on April 11, 2014.

Being the same property conveyed to Jona Realty, LLC, a Tennessee Limited Liability Company by deed from RC Holdings, LLC, a Tennessee Limited Liability Company, of

record in Instrument No. 20140429-0036025, Register's Office for Davidson County, Tennessee, dated April 09, 2014 and recorded on April 29, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1616 A&B Northview Ave., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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 HANDS EFFECTIVE AS OF THE 27th day of August, 2014.

Jona Realty, LLC, a Tennessee Limited Liability Company

By: Scott Jones
Name: Scott Jones
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Jona Realty, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018