BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093432 DEEDWARR
Recvd: 12/15/14 09:58 2 pgs
Fees:13.00 Taxes:3385.50
20141215-0114325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2014.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Power Consulting Associates, LLC	NEW OWNER	
(NAME)	(NAME)	
1801 West End Ave., Ste. 1100		118-3-73
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JBB HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POWER CONSULTING ASSOCIATES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** 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 Lot 18, BRANSFORD INDUSTRIAL PARK, as shown on plat of record in Plat Book 4675, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jackie W. Brassfield, Jr. and Bickford D. Parma to JBB Holdings, LLC, a Tennessee limited liability company as recorded on the 5th day of June, 2008 in Instrument No. 20080605-0057897 and Warranty Deed from T. Michael Hayes and wife, Judy Hayes to Jackie W. Brassfield, Jr. and Bickford D. Parma, each as to a 50% interest, as tenants in common as recorded on the 5th day of April, 2007 in Instrument No. 20070405-0040806, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4675, Page(s) 72, said Register's Office; and (c) Easement for Sanitary Sewers/Storm Drainage, recorded in Book 3861, Page 595, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2616 Grissom Dr., Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 12 day of December, 2014.

By: _____
Brandon W. Fleming, Secretary/Treasuer/Member

JBB Holdings, LLC

By: _____
Jackie W. Brassfield, Jr., President/Member

By: _____
Bickford D. Parma, Vice President/Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jackie W. Brassfield, Jr., Bickford D. Parma and Brandon W. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the President, Vice President, Secretary/Treasurer and Members of JBB Holdings, LLC the within named bargainor, a limited liability company and that they as such President, Vice President, Secretary/Treasurer and Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President, Vice President, Secretary/Treasurer and Members.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2014.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015