File Box 8

BILL GARRETT, Davidson County
Trans:T20140095687 DEEDWARR
Recvd: 12/22/14 14:19 3 pgs
Fees:18.00 Taxes:611.61
20141222-0116989

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: Title No: 52990

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
IAM Holding, LLC 9 East Loockerman St., Suite 3A-594 Dover, Delaware 19901	New Owner

TAX MAP-PARCEL NUMBERS: 131010D05700C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Janine A. Bilyeu, now Alexander, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto IAM Holding, LLC hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 57 also known as No. 8G of Georgetown Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Janine A. Bilyeu by Warranty Deed from William E. Conn and wife, Linda R. Conn, dated January 31, 2008, recorded April 28, 2008 of record in Instrument No. 20080428-0042752, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 4, said Register's Office. Subject to an overhead line easement of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7873, page 859, said Register's Office. The provisions of the condominium Master Deed of record in Book 5211, page 325, Book 5616, page 133, Book 6079 page 516, and Instrument No. 20120731-0067332, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Janine A. Bilyeu Alexander by Mark Bilyeu pursuant to a Power of Attorney executed by her/him/them on the 13th day of May, 2014 of record in Instrument No. 20141222-0116988 , Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 5025 Hillsboro Pike Apt 8-G, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of ~~November~~ December, 2014.

Janine A. Bilyeu Alexander
by: Mark Bilyeu Attorney-in-Fact

Janine A. Bilyeu Alexander
BY: Mark Bilyeu, Attorney-in-Fact

Notary

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Mark Bilyeu** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Janine A. Bilyeu Alexander** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of ~~November~~ December, 2014

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $165,300.00

Affiant

Sworn and subscribed before me this 18th day of ~~November~~ December, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

EXHIBIT "A"

To

Warranty Deed

FROM: Janine A. Bilyeu Alexander

TO: RalAM Holding, LLC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mark Bilyeu, Affiant

Sworn to and subscribed before me this 18th day of ~~November~~ December, 2014

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2017