(1) GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20150004507 DEEDWARR
Recvd: 01/20/15 10:05 2 pgs
Fees:13.00 Taxes:1590.63
20150120-0005262

Warranty Deed

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $429,900.00. Karen Howard Affiant Subscribed and sworn to before me, this the 15th day of January, 2015. Notary Public My commission expires: 9.22-2015

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:
Phillip M. Emmert Megan H. Emmert	Mortgage Services, LLC	
812B Powers Avenue	502 North Hershey Road	083070F00100CO
Nashville, TN 37206	Bloomington, IL 61704	

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, **JTM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP M. EMMERT AND MEGAN H. EMMERT, HUSBAND AND WIFE,** 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 Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 812 Powers, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140604-0048670, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Richard R. Aguiar, Jr. and wife, Frances M. Aguiar by deed from Clemmie H. Gentry and wife, Rowena Margaret Genrty of record in Book 5646, Page 25, Register's Office for Davidson County, Tennessee, dated September 2, 1980 and recorded on September 3, 1980.

NOTE: Per Affidavit of Heirship recorded as Instrument No. 20130304-0021458 and 20140604-0048668 in the Register's Office for Davidson County, Tennessee, Frances M. Aguiar died December 7, 1987 and Richard R. Aguiar, Jr. died intestate and unmarried on January 7, 2013 leaving Maria Danielle Aguiar, his daughter and sole heir at law.

Being part of the same property conveyed to JTM, LLC, a Tennessee limited liability company by Special Warranty Deed from Maria Danielle Aguiar of record as Instrument No. 20140604-0048669, Register's Office for Davidson County, Tennessee, dated May 14, 2014 and recorded June 4, 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 812B Powers Avenue, Nashville, TN 37206.

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 15th day of January, 2015.

JTM, LLC, a Tennessee limited liability company

By: _____

Name: Mohamed Saba
Title: Authorized Member

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 Mohamed Saba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of JTM, LLC, a Tennessee limited liability company, and that he, 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 15th day of January, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

