THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150028536 DEEDWARR
Recvd: 04/16/15 10:20 2 pgs
Fees:13.00 Taxes:904.65
20150416-0033606

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-15

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Sims	New Owner	MAP
5109 B Michigan Avenue		PARCEL 091-07-0D-006.00-CO
Nashville, TN 37209		
(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 **Scott Sims**

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. 9B, 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 No. 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 Quitclaim deed from Susan Henderson, unmarried of record in Instrument No. 20120213-0012562 Register's Office for Davidson County, Tennessee, dated February 13, 2012 and recorded on February 13, 2012.

Being also known as 5109 B 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 **5109 B 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 hands this the 14th day of April, 2015.

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.

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

Witness my hand and official seal this the 14th day of April, 2015.

My Commission expires: March 8, 2016

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 14th day of April, 2015.

My Commission expires: March 8, 2016

Notary Public

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