WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037441 DEEDWARR
Recvd: 05/14/15 09:38 2 pgs
Fees:13.00 Taxes:1405.63
20150514-0044290

P-BR-15-1611A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Pochatko	**Mortgage Investors Group**	
(NAME)	(NAME)	
5037 Rockhaven Drive	**8320 East Walker Springs Lane, Ste. 200**	**083-14-0-C-001.00 CO**
(ADDRESS)	(ADDRESS)	
Clarence, NY 14031	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid 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 **DAVID POCHATKO AND WIFE, JUDITH POCHATKO,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Unit A, HOMES AT 1611 LILLIAN STREET, as shown on exhibit "B" of record in Instrument No. 20131113-0117510, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Bryon S. Tuttle and Laura E. Tuttle, husband and wife to JTM, LLC, a Tennessee Limited Liability Company, as recorded on the 12th day of November, 2013 in Instrument No. 20131112-0116592 and part of Warranty Deed from Wallace Cartwright, Trustee with full power to mortgage, sell, convey, lease or encumber without joinder of any beneficiarys to Bryon S. Tuttle and wife, Laura E. Tuttle, as recorded on the 13th day of July, 1989 in Deed Book 7888, Page 611, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat recorded in Exhibit "B" of Instrument No. 20131113-0117510 and Plat Book 57, Page 152 (Old Plat);
- Covenants, Conditions and Restrictions of record in Instrument No. 20131113-0117510;
- Easement for Encroachment & Permissive Use of record in Instrument No. 20131112-0116591, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1611 Lillian Street, Unit A, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF MAY, 2015.

JTM, LLC. a Tennessee Limited Liability Company

By: _____
Mohamed Saba, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamed Saba, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of JTM, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of May, 2015.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212