THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033306**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $802,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2015. Notary Public My Commission Expires: March 8, 2016

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

BILL GARRETT, Davidson County
Trans: T20150053093 DEEDWARR
Recvd: 07/01/15 12:52 2 pgs
Fees: 13.00 Taxes: 2967.40
20150701-0063715

WARRANTY DEED

Address New Owner: Timothy Stafford and Andrea Stafford 4506 Dakota Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09116012700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAHCO, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Stafford and wife, Andrea Stafford**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 405 and the Easterly 10 feet of Lot No. 407 of Block 20, in Charlotte Park Company's First Addition, a plat of which is of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 405 and part of Lot 407 front together 60 feet on the North side of Dakota Avenue, (formerly Fourth Avenue) and extend back Northwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert Eugene Payne and wife, Evelyn Louise Payne by Warranty Deed from Harold C. Cauthen and wife, Nadean Cason Cauthen, recorded on the 3rd day of October, 1973 in Deed Book 4752, Page 323, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JAHCO, LLC, a Tennessee limited liability company by Warranty Deed from Robert Eugene Payne and wife, Evelyn Louise Payne, recorded on the 29th day of September, 2014 in Instrument No. 20140929-0089553, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4506 Dakota Ave Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2015.

JAHCO, LLC, a Tennessee limited liability company

By: _____, member
Wendell Harmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendell Harmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of JAHCO, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of June, 2015.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018