THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2015 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Bankers Title & Escrow Service Inc.
3102 Old Hickory Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Jay Garner	Jeremy Jay Garner	MAP
203 Sheffield Place	203 Sheffield Place	PARCEL 091-07A-001.00CO
Nashville, TN 37215	Nashville, TN 37215	
(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 **Jeremy Jay Garner and Sara Morris Garner, husband and wife**

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:

Being Unit A of 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 200807030068907, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Reference is hereby made to the Plan filed as Exhibit "B" to said Declaration appearing in Instrument 200807030068907, and By-Laws appended thereto as Exhibit "C", Register' s Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof as though copied herein for a more complete description of said Unit.

Being a portion of the same property conveyed to JHAS Properties Corp., a Tennessee corporation by Warranty deed from Susan A. Henderson aka Susan Henderson, unmarried of record in Instrument No. 20121130-0110078 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 30, 2012. (Value or consideration as shown in aforementioned deed $269,900.00.)

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 **5104 A Michigan Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20150055000 DEEDWARR
Recvd: 07/08/15 10:19 2 pgs
Fees:13.00 Taxes:980.50
20150708-0066079

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 my hand(s) this the 1st day of July, 2015.

JHAS Properties Corp., a Tennessee Corporation

BY: Susan Henderson
Susan Henderson, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Susan Henderson with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary_____ of the maker, **JHAS Properties Corp., a Tennessee**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 1st day of July, 2015.

My Commission expires March 8, 2016

Notary Public

