State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $75,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2015.

Notary Public

My Commission Expires: 8-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150083119 DEEDWARR
Recvd: 09/30/15 10:53 2 pgs
Fees:13.00 Taxes:280.83
20150930-0099245

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: JAMS Investment, LLC 502 North Garden St, STE 208 Columbia, TN 38401	Send Tax Bills To: JAMS Investment, LLC 502 North Garden St, STE 208 Columbia, TN 38401	Map/Parcel Number: 034010B00300CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aaron T. Walker and David M. Patton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMS Investment, LLC**, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Condominium Unit No. 3 on the plan of Kimberly Court, a Horizontal Regime established by Master Deed of record in Book 6725, Page 885, Register's Office for Davidson County, Tennessee, along with a one-seventh undivided interest in common areas established by said Master Deed.

Being the same property conveyed to Aaron T. Walker and David M. Patton by Successor Trustee's Deed from Todd H. Hancock, Successor Trustee, dated August 24, 2010, recorded August 26, 2010 in Instrument No. 20100826-0067756, Register's Office for Davidson County, Tennessee.

The Grantors hereby make oath that the above described property was never used as a marital residence for either Grantor.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable.

Master Deed of record in Book 6725, Page 885, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20060922-0117729, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 841 Wren Road, Unit 3, Goodlettsville, TN 37072.

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. Grantors covenant with said Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of September, 2015.

Aaron T. Walker

David M. Patton

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Aaron T. Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of September, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named David M. Patton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of September, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.