BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001030 DEEDWARR
Recvd: 01/06/16 09:33 2 pgs
Fees:13.00 Taxes:1106.30
20160106-0001095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF January, 2016

_____
Notary Public

MY COMMISSION EXPIRES: November 5, 2019
(AFFIX SEAL)

STEVEN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JSCM Properties, LLC	New Owner	
(NAME)	(NAME)	
5108 Michigan Avenue		091-070 K/002.00 CO
(ADDRESS)	(ADDRESS)	
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 **JSCM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 B of Michigan Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Michigan Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140221-0015233, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Michigan Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140221-0015233, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from JHAS Construction, LLC, a Tennessee limited liability company to JHAS Properties, Corp. a Tennessee Corporation, as recorded on the 24th day of October, 2014 in Instrument No. 20141024-0098153; part of Quitclaim Deed from JHAS Properties, Corp. a Tennessee Corporation to JHAS Construction, LLC a Tennessee Limited Liability Company, as recorded on the 12th day of May, 2014 in Instrument No. 20140512-0040172; part of Quitclaim Deed from James Privett, married to JHAS Properties, Corp., a Tennessee corporation, as recorded on the 30th day of January, 2013 in Instrument No. 20130130-0009707 and part of Warranty Deed from Susan Henderson, unmarried to James Privett, as recorded on the 31st day of December, 2012 in Instrument No. 20121231-0120367, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Instrument No. 20140221-0015233, said Register's Office; restrictive covenants of record in Instrument No. 20140221-0015233, said Register's Office; and Charter of record in Instrument No. 20140221-0015232, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 5108 Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 4th day of January, 2016

JHAS PROPERTIES, CORP.

BY: Susan Henderson

SUSAN HENDERSON, SECRETARY

BY: J. H. Privett

JAMES H. PRIVETT, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Susan Henderson, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary of JHAS Properties, Corp., the within named bargainor, a corporation, and that she as such Secretary of JHAS Properties, Corp., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2016.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James H. Privett, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of JHAS Properties, Corp., the within named bargainor, a corporation, and that he as such President of JHAS Properties, Corp., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2016.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019