BILL GARRETT, Davidson County
Trans:T20160018201 DEEDWARR
Recvd: 03/04/16 15:51 4 pgs
Fees:23.00 Taxes:370.00
20160304-0021158

THIS INSTRUMENT PREPARED BY:

Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Manuel B. Russ and Marissa M. Russ 340 21st Avenue North Nashville, TN 37203	092 11 0 322.00	Same as New Owner

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MMJ, LLC,** a Tennessee limited liability company ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **MANUEL B. RUSS AND MARISSA M. RUSS,** husband and wife ("Grantee"), their heirs and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 340 21st Avenue North, Nashville, Tennessee, 37203.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereto belonging or in anywise appertaining to the said Grantee, their heirs and assigns, in fee simple forever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend title to the Property to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed the 4th day of March, 2016.

MMJ, LLC,
a Tennessee limited liability company

By: _____
Philip R. Russ, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **PHILIP R. RUSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **MMJ, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he, as such Sole Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Sole Member.

WITNESS my hand and seal at office on this the 4th day of March, 2016.

_____
Notary Public

My Commission Expires:
4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 4-24-17

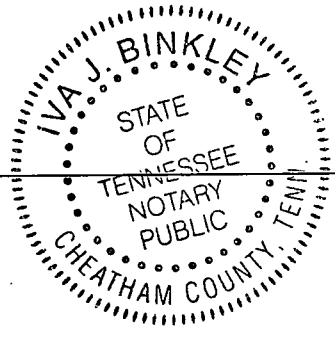


EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 117 on Block 9 in Division "B" on the Plan of Murphy Land Company Property as of record in Book 161, page 126, Register's Office for Davidson County, described by survey of F. R. Sanford, dated March 8, 1952, as follows:

Beginning at a point on the northeasterly margin of 21st Avenue North (formerly Vanderbilt Avenue), said point being 256 feet northwesterly from the northeasterly intersection of 21st Avenue North and Murphy Avenue; from said point the above described lot runs 50 feet in a westerly direction along the northeasterly margin of 21st Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to MMJ, LLC, by deed dated December 18, 2000, from Healing Connections, LLC, a Tennessee limited liability company, recorded on December 19, 2000, of record as Instrument No. 20001219-0124228, Register's Office for Davidson County, Tennessee.