This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL: 081-07-215.00

BILL GARRETT, Davidson County
Trans:T20160018352 DEEDWARR
Recvd: 03/07/16 10:40 2 pgs
Fees:13.00 Taxes:296.00
20160307-0021352

NAME & ADDRESS OF NEW OWNER:
JMR Investments, LLC
209 Woodford Place
Nashville, TN 37215

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **MARGARET A. THOMAS, UNMARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **JMR INVESTMENTS, LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 35, W.M. Butler's Subdivision, as of record in Book 57, page 98, of the Register's Office of Davidson County, Tennessee.

Said Lot. No. 35 fronts 45 feet on the Westerly side of 16th Avenue North and runs back between parallel lines, along the North margin of an alley, 145.6 feet to another alley in the rear.

BEING the same property conveyed to Margaret A. Thomas, by Special Warranty Deed from Washington Mutual Finance Group, LLC, a Delaware limited liability company, dated June 7, 2004, appearing of record in Instrument No. 20040712-0082637, of the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 1829 16th Avenue N., Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 4th day of March, 2016.

Margaret A. Thomas

MARGARET A. THOMAS

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Margaret A. Thomas**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4th day of March, 2016.

Audra D. Cross

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$80,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph M Robb III

AFFIANT

Sworn to and subscribed before me this 4th day of March, 2016..

Audra D. Cross

NOTARY PUBLIC

My Commission Expires: _____

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 05-23-2016