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

MAP & PARCEL NO: 09008005200

From Information Furnished by the Parties

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

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160018368 DEEDWARR
Recvd: 03/07/16 10:48 2 pgs
Fees:13.00 Taxes:425.50
20160307-0021374

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, we, the undersigned, **GARY M. FRALICK AND WIFE, MICHELLE FRALICK**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED 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, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 42, on the Plan of West Nashville Annex, as shown by plat appearing of record in Book 332, page 24, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Gary M. Fralick by Warranty Deed from Jerry Todd Jackson and wife, Deanna Kay Jackson, dated June 12, 1998, appearing of record in Book 10981, page 412, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters shown on said plat and survey of record in Book 332, page 24; of the Register's Office for Davidson County, Tennessee.

This is improved property known as 676 Annex Avenue, Nashville, TN 37209.

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 they are lawfully seized and possessed of said parcel of real estate, and that they have 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 themselves, their 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 Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 29th day of February, 2016.

Gary M. Fralick

Michelle Fralick

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of February, 2016.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of February, 2016.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016