THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave. - Suite 540
Nashville, Temmessee 37205

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160056503 DEEDWARR
Recvd: 07/01/16 13:02 2 pgs
Fees:13.00 Taxes:865.80
20160701-0067813

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Kennerley	New Owner	MAP
4200 West End Avenue, Unit 311		PARCEL 103-12-0A-023.00-CO
Nashville, TN 37205-2009		
(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, **JAMK Investments, LLC, a limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul H. Kennerley, unmarried**

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 Apartment No. 311, The Harding House, A Condominium, of record in Book 4675, Page 60, as amended in Book 4860, Page 82, Register's Office for Davidson County, Tennessee, and in Exhibit "A-1" of the Master Deed and Bylaws of record in Book 4759, Page 665, as amended in Book 4979, Page 944 and Book 5572, Page 149, said Register's Office, to which references are hereby made for a more complete description thereof.

Being the same property conveyed to Tara L. Mullaney by Warranty deed from Randy Rhodes, unmarried, and Howard D. Adcock, unmarried of record in Instrument No. 20010129-0008343 Register's Office for Davidson County, Tennessee, dated January 26, 2001 and recorded on January 29, 2001. (Value of consideration shown in aforementioned deed $133,500.00.)

Being the same property conveyed to JAMK Investments, LLC, a limited liability company by Warranty deed from Tara L. Mullaney, unmarried of record in Instrument No. 20141002-0091276 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on October 02, 2014. (Value of consideration shown in aforementioned deed $209,400.00.)

Being also known as 4200 West End Avenue Nashville, Tennessee 372052009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4200 West End Avenue, Unit 311, Nashville, TN 37205-2009.**

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 our hand(s) this the 29 day of June, 2016.

JAMK Investments, LLC, a limited liability company

By: IRA Services Trust Company, Custodian F/B/O Thomas L. Costa, IRA, Member

BY: Thomas L. Costa, manager
Thomas L. Costa, Manager and Account Holder

By: IRA Services Trust Company, Custodian F/B/O Melissa A. Costa, IRA, Member

BY: Melissa A Costa Manager
Melissa A. Costa, Manager and Account Holder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Thomas L. Costa and Melissa A. Costa, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Managers of the IRA Services Trust Company, Custodian F/B/O Thomas L. Costa, IRA, Member, and IRA Services Trust Company, Custodian F/B/O Melissa A. Costa, IRA, Member, who are the members of **JAMK Investments, LLC, a limited liability company**, and are authorized by the maker to execute this instrument on behalf of the limited liability company and its members.

Witness my hand and seal this the 29 day of June, 2016.

My Commission expires March 3, 2020

Notary Public

