ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jack Piratas, LLC c/o First American Exchange Company, LLC 215 South State Street, Ste. 380 Salt Lake City, UT 84111	New Owner	104060a10600co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15298 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Sharon Elizabeth Dockins and Neika Dockins Tillman (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jack Piratas, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 704, on the Plan of Continental Condominiums of record in Book 5200, page 399, Register's Office of the Davidson County, Tennessee, as amended in Book 6135, page 788, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being a portion of the property conveyed to Sharon Elizabeth Dockins and Neika Dockins Tillman by deed from Sharon Elizabeth Dockins and Neika Dockins Tillman, Trustee of the Frances Dockins Living Trust by deed dated September 4, 2015 of record in Instrument Number 20150908-0091201, in the Register's Office of Davidson County, Tennessee.

Sharon Elizabeth Dockins and Sharon Dockins are one and the same person.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on plat of record in Book 5200, page 399, 400 and 401 and Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee.
3. Master Deed for as shown in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, book 7475, page 137 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 4825, page 592, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3415 West End Avenue, Unit Number 704, Nashville, Tennessee 37203.

BILL GARRETT, Davidson County
Trans:T20160063044 DEEDWARR
Recvd: 07/22/16 08:57 3 pgs
Fees:18.00 Taxes:672.46
20160722-0075483

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $181,745.00
(
(
(Subscribed and sworn to before me
(this 14 day of July, 2016.
(
(
(
(
(My Commission Expires:

Jacob Howell POA.
By: Rolita Howell
Affiant

STATE OF TENNESSEE NOTARY PUBLIC
PERSONALLY KNOWN TO ME
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successor and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of July, 2016.

Sharon Elizabeth Dockins
By: Shannon Louise Cage
Attorney in Fact
Sharon Elizabeth Dockins
By: Shannon Louise Cage,
Attorney in Fact

Neika Dockins Tillman
By: Shannon Louise Cage
Attorney in Fact
Neika Dockins Tillman
By: Shannon Louise Cage,
Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Shannon Louise Cage with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Sharon Elizabeth Dockins and who acknowledged that she executed the same as the free act and seed of the said Sharon Elizabeth Dockins.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of July, 2016.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Shannon Louise Cage with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Neika Dockins Tillman and who acknowledged that she executed the same as the free act and seed of the said Neika Dockins Tillman.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of July, 2016.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017