| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Jack Piratas, LLC | New Owner | 104060a11100co |
| c/o First American Exchange | | |
| Company, LLC | | |
| 215 South State Street, Ste. 380 | | |
| Salt Lake City, UT 84111 | | |
| This instrument prepared by: Robert J. Notestine III, Attorney at Law, | | |
| 109 Kenner Avenue, Suite 201, Nashville, TN 37205. | | 15324 26b |

# WARRANTY DEED

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, Iva Gail Lohden and William L. Crouch III, as tenants in common with the right of survivorship (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. 1008, on the Plan of Continental Condominiums of record in Plat Book 5200, pages 399 as amended in Book 6135, page 788, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Iva Gail Lohden and William L. Crouch III, as tenants in common with the right of survivorship by Quitclaim Deed from Iva Gail Lohden of record in Instrument Number 20020920-0114955, in the Register's Office of Davidson County, Tennessee.

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 Book 6900, page 43, Register's Office for Davidson County, Tennessee.
3. Master Deed for as shown in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, Book 7475, page 137and Instrument Number 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 1008, Nashville, Tennessee 37203.

BILL GARRETT, Davidson County
Trans:T20160067750 DEEDWARR
Recvd: 08/05/16 11:10 3 pgs
Fees:18.00 Taxes:695.60
20160805-0081367

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $188,000.00
(
(
(Subscribed and sworn to before me
(this 2nd day of August, 2016.
(
(
(
(
(My Commission Expires: _____

Affiant

Notary Public

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

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 2nd day of August, 2016.

Iva Gail Lohden

William L. Crouch III

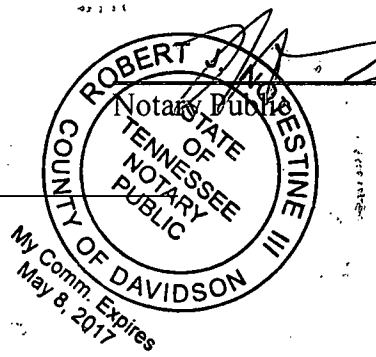
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Iva Gail Lohden whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 2nd day of August, 2016.

Notary Public

My Commission Expires:_____




STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, William L. Crouch III whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 2nd day of August, 2016.

Notary Public

My Commission Expires:_____

