Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
JMS Property Group, LLC 473 Emerson Street Denver, CO 80218	New Owner	081-15-0-235.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sondra M. Abdullah-Zaimah, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **JMS Property Group, LLC, a Colorado limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly fifty feet of Lot No. 378 on the Plan of D.T. McGavock, Wetmore and Others Addition called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot 378 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sondra M. Abdullah-Zaimah by Warranty Deed from West End Church of Christ TRS of record in Instrument No. 20020409-0043538, Register's Office for Davidson County, Tennessee, dated April 02, 2002 and recorded on April 09, 2002.

This property is improved property known as **1520 17th Avenue North, Nashville, TN, 37208-2045.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160091991 DEEDWARR
Recvd: 10/18/16 15:09 2 pgs
Fees:13.00 Taxes:333.00
20161018-0110160

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 12th day of October, 2016.

Sondra M. Abdullah-Zaimah

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sondra M. Abdullah-Zaimah** the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at this the 12th day of October, 2016.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084678