BILL GARRETT, Davidson County
Trans:T20160091998 DEEDWARR
Recvd: 10/18/16 15:14 2 pgs
Fees:13.00 Taxes:645.65

20161018-0110171

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 $174,500.00 174,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 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	091-13-0-054.00

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, **Kelly A. Merryman, an umarried woman,** 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 Lot No. 16 of Block H on the Plan of Final Layout, Crolywood Subdivision, Section II of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly A. Merryman, a married woman by Quitclaim deed from Kelly A. Merryman, a married woman formerly known as Kelly Crouch, an unmarried woman and joined by her spouse Randall E. Merryman of record in Instrument No. 20080314-0026038 Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 14, 2008.

This property is improved property known as **6322 Patton Avenue, Nashville, TN, 37209-1728.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This property is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee.

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 23rd day of September 2016.

Kelly A. Merryman by Triston Jacobs her attorney in fact

Kelly A. Merryman, by Triston Jacobs, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Kelly A. Merryman**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Kelly A. Merryman,** and appearing of record in Instrument No. 20161018-0110170 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 23rd of September, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084728