THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099233** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: JAMS Investment LLC 502 N. Garden St. Ste 208 Columbia, TN 38401-3237	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11807006500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Stanton and wife, Janice Stanton.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JAMS Investment LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Berrywood, Section 2, of record in Plat Book 3106, Page 14, 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 Keith Stanton and wife, Janice Stanton by Warranty Deed from Margaret J. Malone, a widow, of record in Instrument No. 20020306-0028041, Register's Office for Davidson County, Tennessee, dated February 26, 2002 and recorded on March 6, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

BILL GARRETT, Davidson County
Trans:T20160094284 DEEDWARR
Recvd: 10/25/16 16:00 2 pgs
Fees:13.00 Taxes:2442.00
20161025-0112843

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5756, Page 624, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2715 Bransford Avenue Nashville TN 37204-3130

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4 day of October, 2016.

Keith Stanton

Janice Lea Stanton
Janice Stanton

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Stanton and Janice Stanton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of October, 2016.

Notary Public
My Commission Expires: 2-25-19.

OFFICIAL SEAL
MICHAEL SPILOTRO
Notary Public - State of Illinois
My Commission Expires Feb 25, 2019