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 $115,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160094530 DEEDWARR
Recvd: 10/26/16 11:03 2 pgs
Fees:13.00 Taxes:425.50
20161026-0113109

Address of New Owner:	Send Tax Bills to:	Tax Information
JMS Property Group, LLC 473 N. Emerson Street Denver, CO 80218	New Owner	096-10-0-242.00

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, **Donald Richard Bohan, 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 Lot No. 324 on the Plan of Cloverhill, Section No. V of record in Plat Book 2133, Page 88, 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 Donald Richard Bohan by Warranty deed from Larry I. Jones and wife, Melanie M. Jones of record in Instrument No. 20070426-0050044 Register's Office for Davidson County, Tennessee, dated April 24, 2007 and recorded on April 26, 2007.

This property is improved property known as **709 Braidwood Drive, Nashville, TN, 37214-3201.**

This conveyance is subject to the following; (1) Taxes for the year 2016, a lien not yet due and payable, which are prorated; (2) Subject to all matters shown on the Plan of record in Plat Book 2133, Page 88; (3) Easement(s) as set forth in instrument of record in Book 2145, Page 262, as made applicable in Book 2273, Page 88; (4) Deed of Conveyance of water mains to the City of Nashville of record in Book 2290, Page 538; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, Page 233; All of record in the 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 7th day of October, 2016.

Donald Richard Bohan

Donald Richard Bohan

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 **Donald Richard Bohan** 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 7th day of October, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18.

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084727