This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 09008009100

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
JMR Investments, LLC
209 Woodford Place
Nashville, TN 37215

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160094972 DEEDWARR
Recvd: 10/27/16 09:48 2 pgs
Fees:13.00 Taxes:610.50
20161027-0113590

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **RHONDA RABASCA AND HUSBAND, GARY RABASCA**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot 5, as shown on the map entitled Plan of West Nashville Annex, of record in Plat Book 332, page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rhonda Russell, now known as Rhonda Rabasca, from Vicky Patton, married, by Warranty Deed dated May 25, 2012, appearing of record in Instrument No. 20120531-0047150, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

To any and matters shown on said Plat of record in Plat Book 332, page 24, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 607 James Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of October, 2016.

Rhonda Rabasca

Gary Rabasca

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Rhonda Rabasca and Gary Rabasca**, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6·30·18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$165,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6·30·18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY