# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/16 15:21 3 pgs
Fees:18.00 Taxes:370.00
**20161109-0118832**

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: Comm. Exp. 3-6-2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MIRAL VANMALI

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jams Investments, LLC | Volunteer State Bank | 06103B10700CO |
| (NAME) | (NAME) | |
| 107 Point East Dr. | 101 Hwy 52 W | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | Portland, TN 37148 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Barbara P. Loy, Trustee for the Barbara P. Loy Revocable Living Trust Agreement dated October 29th, 2015, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jams Investments, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 107, OF POINT EAST OFFICE CONDOMINIUMS, A CONDOMINIUM ACCORDING TO THE HORIZONTAL PROPERTY ACT OF THE TENNESSEE CODE ANNOTATED, AND AS MORE FULLY DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 7308, PAGE 901, AMENDED IN BOOK 7340, PAGE 727, SAID REGISTER'S OFFICE, AND THE BY-LAWS OF RECORD IN BOOK 7308, PAGE 934, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO THE BARBARA P. LOY REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 29TH, 2015, BY QUITCLAIM DEED FROM BARBAR P. LOY, DATED JANUARY 27, 2016, OF RECORD IN INSTRUMENT NO. 20160127-0007790, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BARBARA P. LOY BY WARRANTY DEED FROM DAVID E. NASH, TRUSTEE, DAVID E. NASH REVOCABLE LIVING TRUST AGEEMENT, DATED JUNE 17, 1996 AS AMENDED AND TOTALLY RESTATED ON OCTOBER 8, 1999 AND FURTHER AMENDED AND TOTALLY RESTATED ON JANUARY 30, 2002, ONE HALF (1/2) UNDIVIDED INTEREST, WILLIAM R. JONTZ, JR., AND VIOLA R. JONTZ, TRUSTEES, JONTZ FAMILY REVOCABLE TRUST AGEEMENT DATED OCTOBER 21, 1998, ONE HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON OF RECORD IN INSTRUMENT NUMBER 20121105-0101709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IMPROVED PROPERTY KNOWN AS 107 POINT EAST DR., NASHVILLE, TENNESSEE 37216.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 107 Point East Dr. Nashville TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands 10/26/16.

Barbara P. Loy Living Trust

Barbara P Loy, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Barbara P Loy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee for Barbara P. Loy Living Trust the within named bargainor, a, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Barbara P. Loy Living Trust by herself as TrusteePP.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of October, 2016.

Notary Public
Commission Expires: 9·10·18

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My

# True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018