This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 090080I00200CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Graysmith Holdings, LLC
516 Hamilton Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160106571 DEEDWARR
Recvd: 12/05/16 10:04 2 pgs
Fees:13.00 Taxes:1317.20
20161205-0127183

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, the undersigned, **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **GRAYSMITH HOLDINGS, 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 Unit B, on the Plan of 676 Annex Avenue Townhomes, as shown as Exhibit "C" contained in the Declaration of Covenants, Conditions and Restrictions for 676 Annex Avenue Townhomes appearing of record in Instrument No. 20160307-0021375, and amended in Instrument No. 20161205-0127181, both of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

BEING a portion of the property conveyed to JMR Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Gary M. Fralick and wife, Michelle Fralick, dated February 29, 2016, appearing of record in Instrument No. 20160307-0021374, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of 676 Annex Avenue Townhomes of record in Instrument No. 20160307-0021375, and amended in Instrument No. 20161205-0127181; and a Charter of 676 Annex Avenue Towmhomes Homeowners' Association, Inc., appearing of record in Instrument No. 20160307-0021376; both of the Register's Office of Davidson County, Tennessee.

This is improved property known as 676 B Annex 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 it is lawfully seized and possessed of said parcel of real estate, and that it has 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 prorated and paid between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors 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 Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2nd day of December, 2016.

JMR Investments, LLC

BY: _____
Joseph M. Roberts, III
Member Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **JOSEPH M. ROBERTS, III**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager** of **JMR Investments, LLC**, the within named bargainor, and that he as such **Member Manager of JMR Investments, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **JMR Investments, LLC**, by himself as **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 2nd day of December, 2016.

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$356,000.00** 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 2nd day of December, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY