BILL GARRETT, Davidson County
Trans:T20170024163 DEEDWARR
Recvd: 03/22/17 09:32 2 pgs
Fees:13.00 Taxes:351.50
20170322-0027822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 .

Affiant

Subscribed and sworn to before me, this 17TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-2-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMS Investments, LLC	JAMS INVESTMENTS, LLC (NAME)	
502 N GARDEN ST., STE. 208 (ADDRESS)	502 N. GARDEN ST., STE. 208 (ADDRESS)	061-03-0B-102.00-CO
COLUMBIA, TN 38401 (CITY) (STATE) (ZIP)	COLUMBIA, TN 38401 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shine Stagewear, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMS Investments, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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. 102, OF POINT EAST OFFICE CONDOMINIUMS, OF RECORD IN BOOK 7308, PAGE 901, AMENDED IN BOOK 7340, PAGE 727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 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. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATION IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF POINT EAST OFFICE CONDOMINIUMS, CONTAINED IN THE AFORESAID MASTER DEED AND BY-LAWS, TOGETHER WITH ALL AMENDMENTS THERETO, ARE INCORPORATED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO SHINE STAGEWEAR, LLC BY WARRANTY DEED FROM RICHARD DENNIS HOLDER, UNMARRIED AND ANITA B. HOLDER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20150611-0055428 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 102 Point East Drive , 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

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 17th day of March, 2017.

Shine Stagewear, LLC

BY: Iisha Lemming, Manager

Iisha Lemming, Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Iisha Lemming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of Shine Stagewear, LLC, the within named bargainor, a limited liability company, and that such Member/Owner executed the foregoing instrument for the purposes therein contained, by personally signing the name of Shine Stagewear, L.L.C. as Member.

Witness my hand and official seal, at office, on this the 17th day of March, 2017.

Notary Public

My commission expires: _____

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019