Return to:

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

From Information Furnished by the Parties

MAP & PARCEL: 090080I00200CO

BILL GARRETT, Davidson County
Trans:T20170054422 DEEDWARR
Recvd: 06/26/17 11:28 2 pgs
Fees:13.00 Taxes:1287.23
20170626-0063964

NAME & ADDRESS OF NEW OWNER:
Lauren E. Glass
676 A Annex Ave
Nashville, TN 37209

SEND TAX BILLS TO:
Same

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, I/WE the undersigned, **JMR INVESTMENTS, LLC , A TENNESSEE LIMITED LIABILITY COMPANY**,"Grantor", has this day bargained and sold and does hereby transfer and convey unto **LAUREN E. GLASS, AN UNMARRIED WOMAN, AND DAVID GLASS AND VIRGINIA GLASS, HUSBAND AND WIFE, JOINT TENANTS**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit A, 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 same 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:

Subject to any and all matters shown on said plat and survey of record in Book 332, page 24, and to the Plat depicted as Exhibit "C" contained in the Declaration of Covenants, Conditions and Restrictions for 676 Annex Avenue Townhomes of record in Instrument No. 20160307-0021375, and amended in Instrument No. 20161205-0127181; 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; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 676 A 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 Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees 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 2017 real property taxes which have been prorated between the parties and are assumed by the Grantees.

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 Grantees, their heirs 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 Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of June, 2017.

JMR Investments, LLC

BY: Joseph M Roberts
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 15th day of June, 2017.

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 **$347,900.00** 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 15th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY