Davidson County DEEDWARR
Recvd: 06/30/17 09:11 4 pgs
Fees:23.00 Taxes:462.50
20170630-0065840

Prepared by:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
The Law Office of Kim Lowe, PC 3307 Northland Drive, Suite 175, Austin, Texas 78731	Capital Invest, LLC 72B Creatmark Dr Mt. Juliet TN 37122	2428 Brick Church Pike, Nashville, TN 37207	07102000500

NCS 853405

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of June, 2017, by and between JM ASSETS, LP, a Nevada limited partnership, 4203 Spinnaker Cove, Austin, Texas 78731 party of the first part or Grantor, and INVEST CAPITAL, LLC, party of the second part, or Grantee.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee and being known as Lot 2 on the Final Plat AAA Storage Subdivision of record in Instrument No. 200204110045260, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being property conveyed to JM Assets, LP from AAA Storage I-65 at Trinity, LP, a Tennessee Limited Partnership, by Quitclaim Deed of record in Instrument No. 200307250104484, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

All matters shown on plat of record in Instrument No. 200204110045260, in the Register's Office of Davidson County, Tennessee.

Easements granted by Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9859, Page 657, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Declaration of Access Easement by and between A-A-A Storage I-65 at Trinity, LP; JM Assets, LP; and JM Charitable Foundation, of record in Instrument No. 201411210107420, in the Register's Office of Davidson County, Tennessee.

TVA Easement as contained in Deed of record in Instrument Number 20000915-0092003, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 71, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20010709-0072863, in the Register's Office for Davidson County, Tennessee.

And that the title and quiet possession thereto to the party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[SIGNATURE PAGE TO FOLLOW]

WITNESS the signature of the said party of the first part the day and year first above written.

JM ASSETS, LP, a Nevada limited partnership
By: A-A-A Storage, LLC, a Texas limited liability company, its general partner

By _____
John Muhich, its President

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, JM ASSETS, LP, a Nevada limited partnership, by A-A-A Storage, LLC, a Texas limited liability company, its general partner, by John Muhich, its President, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 21 day of JUNE, 2017.

KIMBERLY LOWE
My Notary ID # 124330303
Expires September 10, 2018

_____
Notary Public – State of Texas

AFFIDAVIT OF VALUE

STATE OF TEXAS

COUNTY OF TRAVIS

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
John Muhich, President of A-A-A Storage, LLC, a Texas limited liability company, general partner of JM Assets, LP, a Nevada limited partnership, Affiant

Subscribed and sworn to before me this the 21 day of JUNE, 2017.

KIMBERLY LOWE
My Notary ID # 124330303
Expires September 10, 2018

_____
Notary Public – State of Texas

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 2428 Brick Church Pike
Nashville TN

MAIL TAX NOTICES TO: Capital Invest LLC
(Name/Address) 728 Crestmark Dr
Mt. Juliet TN 37122

NAME AND ADDRESS OF PROPERTY OWNERS: Same

THIS INSTRUMENT PREPARED BY: Kim Lowe, P.C.

RETURN TO: Capital Invest LLC

MT#:

TAX PARCEL NO.: 071020000500

STATE TAX: $_____
REGISTER'S FEE: $_____
RECORDING FEE: $_____
TOTAL: $_____

True Copy Certification

I, Rita Desselle, 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 TEXAS

County of BEXAR

Personally appeared before me, Tonja Railsback White, a notary public for this county and state, Rita Desselle 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: 5-27-19
Notary' Seal (if on paper)

