THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170612176** BILL GARRETT, Davidson County Trans:T20170059069 DEEDWARR Recvd: 07/11/17 09:23 2 pgs Fees:13.00 Taxes:1443.00 20170711-0069461	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Jackmar Properties, LLC 5701 Tennessee Ave Nashville TN 37209	Send Tax Bills To: Jackmar Properties, LLC 1865 South McKnight Road St. Louis, MO 63124	Tax Information: Tax Parcel ID No. 091-06-0-391.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wendell Harmer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackmar Properties, LLC, an Illinois limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1606 of Block 203 on the Plan of Extension of Plan No. 1 West Nashville of record in Plat Book 57, Page (s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendell Harmer by Quitclaim deed from Wendell Harmer of record in Instrument No. 20150930-0099133 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on September 30, 2015.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 172 and 173, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20151112-0115059, in the Register's Office for Davidson County, Tennessee.

Easement and rights retained by Metro of record in Book 5699, Page 576, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5701 Tennessee Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2017.

Wendell Harmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendell Harmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2017.

Notary Public

My Commission Expires: _____

