Name and Address of New Owner:
JJCW LLC
1835 East Hallandale Beach Boulevard
Hallandale Beach, FL 33009

Send Tax Bills To:
JJCW LLC
1835 East Hallandale Beach Boulevard
Hallandale Beach, FL 33009

Bill Garrett Davidson County
Batch# 42722 DEEDWARR
12/29/2017 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20171229-0132357

This Instrument Prepared By:
Steve Berneman
Construct Title Company, LLC
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 072-11-0-412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Denenberg and wife Marianne Denenberg, who joins the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Jason Denenberg**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JJCW LLC**, a Florida limited liability company, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 223 on the map of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 223 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jason L. Denenberg, unmarried by Warranty Deed from Caitlin Claire Stewart-Congdon and husband, Ehren Congdon, dated 11/12/2008 of record in Instrument Number 20081118-0113553, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of December, 2017.

(SEAL)
Jason Denenberg

(SEAL)
Marianne Denenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2017, before me personally appeared Jason Denenberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of December, 2017.

Amy Nichole Bagwell
Notary Signature
My commission expires: 10/03/2018

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

AFFIDAVIT OF VALUE

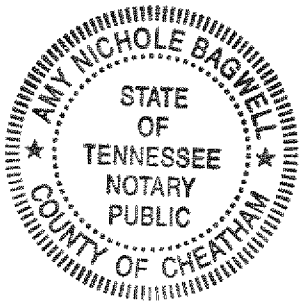
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, 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
29th day of December, 2017.

Amy Nichole Bagwell
Notary Public
My commission expires: 10/03/2019
File No. 2017-21



True Copy Certification

I, Steve Berneman, 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 Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman 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: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM