WARRANTY DEED

Karen Johnson Davidson County
Batch# 373776 DEEDWARR
03/17/2020 03:08:55 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200317-0029656

J-P-20-2700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-21

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tennessee Dream Home, LLC	**Centejas Investments, LLC**	
(NAME) **223 Town Center Pkwy, unit 1956**	(NAME) **200 Bartlett, Ste, 106**	**60-16-81.00**
(ADDRESS) **Spring Hill, TN 37174**	(ADDRESS) **El Paso, TX 79912**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMAY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 36, THE 2700B BRUNSWICK PLACE SERIES THEREOF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TENNESSEE DREAM HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Capital View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for said County.

Said Lot No. 26 fronts 75 feet on the south side of Brunswick Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to JMAY, LLC, a Nevada Limited Liability Company, Series 36, The 2700B Brunswick Place Series Thereof, by Warranty Deed from Music City Holdings, LLC, recorded February 18, 2020 in Instrument No. 20200218-0017635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer and/or Storm Drainage of record in Book 3984, Page 679 and Book 4153, Page 978, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Brunswick Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th DAY OF MARCH, 2020.

JMAY, LLC, a Nevada Limited Liability Company, Series 36, The 2700B Brunswick Place Series Thereof

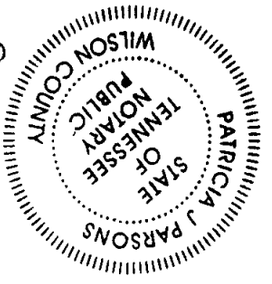
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, 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 the AUTHORIZED AGENT of JMAY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 36, THE 2700B BRUNSWICK PLACE SERIES THEREOF, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 12th of March, 2020.

_____
Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212