File Bk 2413

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100001768 DEEDWARR
Recvd: 01/11/10 08:44 2 pgs
Fees: 13.00 Taxes: 1850.00
20100111-0002171

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 10/22/11

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JLC Properties, LLC	JLC Properties, LLC	0930307500
(NAME)	(NAME)	
418 Broadway	418 Broadway Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony T. Carr**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JLC Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Part of Lot No. 81 in the original plan of Nashville described as follows:

Beginning at a point on the north side of Broad Street (now Broadway), said point being about 121 feet and 1 ½ inches east from the east side of Fifth Avenue North; running thence along the north side of Broad Street, east 20 feet; thence at right angles to Broad Street, north 130 feet, more or less, to the south line o an alley; thence along the south line of said alley, west 20 feet to a point; thence south 130 feet, more or less, to the point of beginning.

Being the same property conveyed to Anthony T. Carr by deed from Henry Kantor, an unmarried man, dated 5/4/90, of record in Book 8103, page 311, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantees; Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 418 Broadway Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 05 day of JANUARY, 2010.

Anthony T. Carr

ACKNOWLEDGMENT

State of California
County of Riverside)

On January 5th 2010 before me, Wenche T Hadden, notary public
(insert name and title of the officer)

personally appeared Anthony T Carr,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WENCHE T. HADDEN
Commission # 1736683
Notary Public - California
Riverside County
My Comm. Expires Apr 3, 2011

Signature Wenche T Hadden (Seal)