BILL GARRETT, Davidson County
Trans:T20110079910 DEEDWARR
Recvd: 12/16/11 15:51 2 pgs
Fees:13.00 Taxes:1220.63
20111216-0098394

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $329,900.00.

Megan A. Kroes
Affiant

Subscribed and sworn to before me, this the 15th day of December, 2011.

Notary Public

My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Kroes Megan Kroes	FIRSTBANK	
1904 Shelby Ave.	2021 HAMILTON PL, A	94-02-150
Nashville, TN 37206	CHATTANOOGA, TN 37241	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JGLAC, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS J. KROES AND MEGAN A. KROES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 156 on the Plan of Edgefield Land Co.'s First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JGLAC, LLC, A Kentucky Limited Liability Company by deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company of record in Instrument 20110722-0056474, Register's Office for Davidson County, Tennessee, dated July 15, 2011.

Being the same property conveyed to Woodland Street Partners, LLC, A Tennessee Limited Liability Company by deed from Chris Thomas Homes, LLC, A Tennessee Limited Liability Company of record in Instrument 20110718-0054759, Register's Office for Davidson County, Tennessee, dated July 15, 2011.

Being the same property conveyed to Chris Thomas Homes, LLC by deed from Energi Contractors, LLC of record in Instrument 201103180021198, Register's Office for Davidson County, Tennessee, dated March 10, 2011.

Being the same property conveyed to Energi Contractors, LLC by deed from Frances Christine Elias Traylor, unmarried of record in Instrument 201103180021197, Register's Office for Davidson County, Tennessee, dated March 10, 2011.

Being the same property conveyed to Frances Christine Traylor by deed from A.E. Barlar and wife Beulah Barlar of record in Book 7772, page 947, Register's Office for Davidson County, Tennessee, dated June 23, 1986, and by Order in the Probate Court

for Davidson County, Tennessee, Case No. 92192, of record in Book 9307, page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1904 Shelby Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of December, 2011.

JGLAC, LLC, a Kentucky Limited Liability Company

By: _____
Name: Lucas T. Chesnut
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lucas T. Chesnut, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of JGLAC, LLC, a Kentucky Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2011.

_____
Notary Public

My Commission Expires:

