WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120059602 DEEDWARR
Recvd: 08/10/12 12:49 2 pgs
Fees:13.00 Taxes:277.50
20120810-0071649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF August 8, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grayson Alexander Uldrich	Primary Residental Mortgage	0430502400
(NAME)	(NAME)	
654 Delaware Avenue	4750 W. Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115	Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, JLC Investments, LLC** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grayson Alexander Uldrich ,unmarried** hereinafter called the GRANTEE, **his/her** 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 Nos. 21 & 22 on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, 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 JLC Investments, LLC by Deed from Donald White and Candace White, husband and wife of record at Instrument No. 20111031-0084296, Register's Office for Davidson County, Tennessee, dated October 21, 2011.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 654 Delaware Avenue , Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 8th day of August , 2012

JLC Investments LLC Jason L Cabler, President
JLC Investment , LLC By : Jason L. Cabler , President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jason L. Cabler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the **President of JLC Investment, LLC ,** the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of August, 2012.

My Commission Expires:
11.29.2015

Darlene Edwards
Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY