2 GSRM
BK44

BILL GARRETT, Davidson County
Trans:T20120059860 DEEDWARR
Recvd: 08/13/12 09:40 5 pgs
Fees:28.00 Taxes:966.77

20120813-0072014

THIS INSTRUMENT PREPARED BY: ROBERT J. HAZARD **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The ~~actual~~ consideration or value, whichever is greater, for this transfer is $261,290.20. Affiant Subscribed and sworn to before me, this 10th day of August, 2012. Notary Public My Commission Expires: 9.22.2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
J & S Properties 1728 General George Patton Dr. Ste. 200 Brentwood, TN 37027	New Owner	081080J00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L & S Construction, LLC, a Tennessee limited liability company, and Lance B. Jennings, individually and as sole officer and member of J & K Ventures, LLC**, hereinafter called the Grantors, have bargained and sold, and by these

presents do transfer and convey unto **J & S Properties, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D of Lot 181, Dresden Townhomes, as shown of record in Instrument No. 20071121-0136256, as corrected at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to L & S Construction, LLC, and J & K Ventures, LLC, by deed dated April 26, 2007 of record at Instrument No. 20070501-0051811 and of record at Instrument No. 20070518-0059743, Register's Office for Davidson County, Tennessee. J & K Ventures, a Tennessee limited liability company having since dissolved, and Lance B. Jennings being the sole member.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Water and Sewer Easement to Dresden Townhouse Corporation, of record at Instrument No. 20080111-0003708, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions of Dresden Townhomes, a Horizontal Property Regime, with Private Elements, including liens for annual assessments, of record at Instrument No. 20071121-0136256 and Instrument of Correction of record at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: **1726 - #D 6th Avenue North, Nashville, TN 37208.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10TH day of August, 2012.

L & S Construction, LLC

By: _____
Jeffrey Jackson, Member

By: _____
Maurice A. Ludlam, Member

J & K Ventures, LLC

By: _____
Lance B. Jennings, Sole Member

_____
Lance B. Jennings, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jeffrey Jackson, 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 Member of L & S Construction, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member.

WITNESS my hand, at office, this 10th day of August, 2012

(Seal)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public

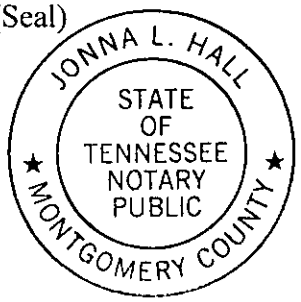
My Commission Expires: 9-22-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Maurice A. Ludlam, 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 Member of L & S Construction, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member.

WITNESS my hand, at office, this 10th day of August, 2012

(Seal)



Notary Public

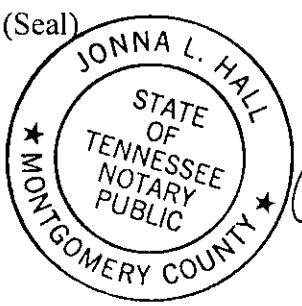
My Commission Expires: 9-22-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Lance B. Jennings, 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 Sole Member of J & K Ventures, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Sole Member.

WITNESS my hand, at office, this 10th day of August, 2012

(Seal)



Notary Public

My Commission Expires: 9-22-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance B. Jennings, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of August, 2012

(Seal)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 9-22-2015