WARRANTY DEED

G-KW-12-1711

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LUCY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JGLAC, LLC	JGLAC, LLC	
P.O. Box 729 (ADDRESS)	(NAME) P.O. Box 729 (ADDRESS)	94-2-84.00; 94-2-85.00;
Cadiz, KY 42211 (CITY) (STATE) (ZIP)	Cadiz, KY 42211 (CITY) (STATE) (ZIP)	94-2-85.01

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 considerations, the receipt of which is hereby acknowledged, we DONALD E. WAGNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JGLAC, LLC, hereinafter called the Grantee(s), their heirs 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 LOTS NOS. 77, 78 AND 79 ON THE PLAN OF THE UNITED ELECTRIC RAILWAY SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS NOS. 77, 78 AND 79 FRONT 50 FEET EACH ON THE NORTHERLY SIDE OF SEVIER STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, SAID LOT NO. 77 RUNNING BACK WITH THE WESTERLY MARGIN OF SOUTH 18TH STREET.

BEING THE SAME PROPERTY CONVEYED TO DONALD E. WAGNER AND WIFE, ADELL WAGNER AS RECORDED ON THE 27TH DAY OF MARCH, 1950 IN DEED BOOK 1945, PAGE 534, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DONALD E. WAGNER HAVING SINCE DIED ON JULY 14, 1987 LEAVING ADELL WAGNER AS THE SURVIVING TENANT BY THE ENTIERETY. ADELL WAGNER HAVING SINCE DIED ON FEBRUARY 14, 2003 LEAVING DONALD E. WAGNER AS HER SOLE HEIR AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED ON THE 7TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030307-0030310 AND SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20121002-0090048 AND INSTRUMENT NO. 20121002-0090049, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1707, 1709 and 1711 Sevier Street, Nashville, Tennessee 37206

(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(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 28th day of September, 2012.

Donald E. Wagner

BILL GARRETT, Davidson County
Trans:T20120074653 DEEDWARR
Recvd: 10/02/12 15:38 2 pgs
Fees:13.00 Taxes:1073.00

20121002-0090050

STATE OF Tennessee
COUNTY OF Davidson

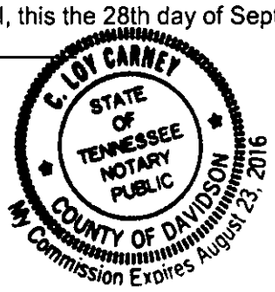
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald E. Wagner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2012.

Notary Public C. Loy Carney

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903