WARRANTY DEED

B-KW-13-1605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Ruddy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Lee Faulk	Farmington Financial Group	
1605 Eastside Avenue	2002 Richard Jones Road, Ste. 300-A	
Nashville, TN 37206	Nashville, TN 37215	09401043500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, 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 BRIAN LEE FAULK, AN UNMARRIED MAN, 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 LOT NO. 273, ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, OF RECORD IN PLAT BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO E. MARK TURNER BY DEED FROM W. G. ADLER, JR., MARRIED, DATED 04/30/2001 AND FILED FOR RECORD ON 05/02/2001 IN INSTRUMENT 200105020044274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JGLAC, LLC, A KENTUCKY LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM E. MARK TURNER, MARRIED, DATED MARCH 4, 2013 AND FILED FOR RECORD ON MARCH 6, 2013 IN INSTRUMENT NO. 201303060022231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved (X) property, known as 1605 Eastside Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20130098390 DEEDWARR
Recvd: 11/19/13 15:13 2 pgs
Fees:13.00 Taxes:1516.63
20131119-0119395

Witness my/our hand(s) this 13th day of November, 2013.

JGLAC, LLC, a Kentucky limited liability company

By: _____
John Gleaves, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 2013, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of JGLAC, LLC, a Kentucky limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of November, 2013.

_____
Notary Public

My Commission Expires:

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