BILL GARRETT, Davidson County
Trans:T20140001549 DEEDWARR
Recvd: 01/08/14 11:02 2 pgs
Fees:13.00 Taxes:801.05

20140108-0002035

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1194

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$216,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JGLAC, GP **P. O. Box 729** **Cadiz, KY 42211**	**S A M E**	**08306038900**

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, Jerry W. Drake and wife, Sherry G. Drake**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JGLAC, GP**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 3, on the Plan of Truett Place Subdivision, being a resubdivision of Lots 18 through 33 of McEwen Place, of record in Plat Book 2330, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry W. Drake and wife, Sherry G. Drake by Quitclaim Deed from Harold Reeves, Trustee, of record in Instrument Number 20020314-0032303, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerry W. Drake, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of record in Book 11315, Page 226, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance is subject to such easements and minimum building setback lines of record in said Register's office.

This is improved property known as 1909 Truett Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of December, 2013.

Jerry W. Drake

Jerry W. Drake

Sherry G. Drake

Sherry G. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Jerry W. Drake and wife, Sherry G. Drake, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 2013.

Marka L. Nettle

NOTARY PUBLIC

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY