Davidson County	DEEDWARR
Recvd: 02/12/14 14:22	2 pgs
Fees:13.00 Taxes:2664.00	
20140212-0012558	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Allan S. Junia	New Owner	131 089 0 093.00
(NAME)	(NAME)	
1016 A Glendale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NASHVILLE CONSTRUCTION COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JODY ALLAN S. JUNIA AND BEATRICE P. CONCEPCION, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit 1 (A) on the Master Deed for Glendale Commons I, as of record in instrument number 20130410-0035649, Register's Office for said County. As amended in instrument number 20140113-0003114.

Being part of the same property conveyed to Daniel K. Rau by deed dated 09/09/2009 from John K. Rau and filed of record in Instrument No. 20090910-0084976, said Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Nashville Constructions Co., Inc. by deed dated 03/22/2013 from Daniel K. Rau, as to a ¾ undivided interest and Lynn C. Rau, as to a ¼ undivided interest and filed of record in Instrument No. 20130326-0029463, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1016 A Glendale Lane, Nashville, TN 37204

(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 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 29th day of January, 2014.

Nashville Construction Company

By: Pres

William Eugene Edwards, III, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Eugene Edwards, III, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **NASHVILLE CONSTRUCTION COMPANY**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **NASHVILLE CONSTRUCTION COMPANY** by him/herself as President.

Witness my hand and official seal at on this 29th day of January, 2014

Commission expires: November 13, 2017

JEREMY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Signature

State of TN

County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, Connie Buchanan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Charles M. Winn
Notary's Signature

My Commission Expires: 8/28/16

Notary' Seal (if on paper)

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122