WARRANTY DEED

JTG-14-1519

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,525.50

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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
1519 Straightway, GP	1519 Straightway, GP	
1812 Broadway	(NAME) 1812 Broadway	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	072-14-0 157.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JGLAC, GP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 1519 STRAIGHTWAY, GP, 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 PART OF LOT NO. 32, ON THE PLAN OF BROWNSVILLE, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 21, PAGE 9, AND THE REMAINING C.E. CONNER PROPERTY AS SHOWN ON THE PLAN OF BROWNSVILLE, RE-SUBDIVISION OF PART OF LOT 32, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 3500, PAGE 120, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (SAID POINT BEING THE SOUTHEAST CORNER OF LOT NO. 1 ON THE RE-SUBDIVISION OF A PART OF LOT NO. 32 OF RECORD IN BOOK 3500, PAGE 120 AND FURTHER BEING THE NORTHEAST CORNER OF THE TRACT CONVEYED HEREIN); THENCE N. 87Â° 14' W. 60 FEET TO A CONCRETE MONUMENT; THENCE S. 2Â° W. 200 FEET TO A POINT IN THE CENTERLINE OF STRAIGHTWAY AVENUE; THENCE EASTERLY 60 FEET WITH THE CENTERLINE OF SAID STRAIGHTWAY AVENUE TO A POINT; THENCE N. 2Â° E. 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JGLAC, GP BY DEED FROM KIMBERLY ANTOINETTE WATKINS, MARRIED OF RECORD IN DOCUMENT NUMBER 20140121-0005413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD IN PLAN BOOK 21, PAGE 9, PLAN BOOK 3500, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1519 Straightway 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:T20140024585 DEEDWARR
Recvd: 04/11/14 10:07 2 pgs
Fees:13.00 Taxes:464.44
20140411-0030444

Witness my/our hand(s) this 9th day of April, 2014.

JGLAC, GP

By: _____
Lucas T. Chesnut, Partner

By: _____
Joshua L. Garland, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of April, 2014, before me personally appeared Lucas T. Chesnut and Joshua L. Garland, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of JGLAC, GP, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2014.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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