WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035915 DEEDWARR
Recvd: 05/22/14 11:28 2 pgs
Fees:13.00 Taxes:732.60

20140522-0044216

B-KW-14-1913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JGLAC, GP	**JGLAC, GP**	
(NAME) **P.O. Box 729**	(NAME) **P.O. Box 729**	**083-06-0-387.00**
(ADDRESS) **Cadiz, KY 42211**	(ADDRESS) **Cadiz, KY 42211**	
(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, I/we **ANITA HEPBURN, UNMARRIED,** 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, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 1 on the Plan of Truett Place, of record in book 2330, page 138, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Truett Avenue said point being the common corner of Lots Nos. 1 and 2; thence in an easterly direction with said margin of said Avenue, 50.36 feet to a point, the beginning of a curve to the left; thence around said curve a distance of 31.05 feet to a point in the westerly margin of 20th Street; thence with said margin of 20th Street, 113.36 feet to a point in the southerly margin of an alley and being the southwest corner of the intersection of said alley and 20th Street; thence westerly along the southerly margin of said alley 72.4 feet to a point; thence southerly with the line between lots Nos. 1 and 2, 133 feet to a point in the northerly margin of Truett Avenue, the point of beginning.

Being the same property conveyed to Anita Hepburn by Quitclaim Deed from Donald Ray Craig, Jr. of record in Instrument No. 20040219-0019444 Register's Office for Davidson County, Tennessee, dated January 29, 2004 and recorded on February 19, 2004.

This conveyance is subject to:
- Plan of record in Plat Book 2330, Page 138, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1913 Truett Ave., 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 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 the 30th DAY OF APRIL, 2014.

Anita Hepburn

Anita Hepburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA HEPBURN, 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 30th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212