WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires March 3, 2015

Y-JGLAC-14-1952A

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)
Kathryn Ludington	Synovis	
(NAME)	(NAME)	
1952A Porter Road	2 204 Lakeshore Dr #325	**72-16-162.00 (PART OF)**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35209	
(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 **JGLAC, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATHRYN LUDINGTON,** 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 Unit A, THE ESTATES AT PORTER HEIGHTS, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131206-0124371, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to JGLAC, GP by Warranty Deed from Carletter T. Logan and husband, James W. Logan, recorded on the 4th day of November, 2013 in Instrument No. 20131104-0114481, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PORTER HEIGHTS, as recorded in Plat Book 1130, Page(s) 44.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131206-0124371.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1952A Porter Road, 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.

BILL GARRETT, Davidson County
Trans:T20140066118 DEEDWARR
Recvd: 09/05/14 09:36 2 pgs
Fees:13.00 Taxes:1430.05
20140905-0081345

Witness my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2014.

JGLAC, GP

By: _____
Lucas T. Chesnut by John Gleaves as Attorney-In-Fact and as Authorized Agent

By: _____
Joshua L. Garland by John Gleaves as Attorney-In-Fact and as Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lucas T. Chesnut and Joshua L. Garland, the partners of JGLAC, GP, and who acknowledged he executed the same as the free act and deed of the said Lucas T. Chesnut and Joshua L. Garland.

Witness my hand and official seal, this the 2nd of September, 2014.

_____
Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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