GSRM

B0144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-21-16
(AFFIX SEAL)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Y-KW-CAH-909B

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)
Benjamin delCarmen and Sandra Rochelle	**New Owner**	
(NAME)	(NAME)	
1909B Truett Avenue		**PART OF 083-06-0-389.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **BENJAMIN DELCARMEN AND SANDRA ROCHELLE, HUSBAND AND WIFE,** 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 B, as shown in the Declaration of Covenants, Conditions and Restrictions for The Estates at Truett Place of record in Instrument Number 20140320-0023052 and amended in 20141023-0098019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to JGLAC, GP by deed from Jerry W. Drake and wife, Sherry G. Drake of record in Instrument No. 20140108-0002035 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 8, 2014.

This conveyance is subject to:
- Taxes for the year 2014.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140320-0023052 and amended in 20141023-0098019, Register's Office for Davidson County, Tennessee.
- 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: **1909B 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 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:T20140082551 DEEDWARR
Recvd: 11/03/14 09:24 2 pgs
Fees:13.00 Taxes:1702.00
20141103-0101023

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2014.

JGLAC, GP

BY: _____ authorized Agent
John Gleaves
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, Authorized Agent, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an Authorized Agent of JGLAC, GP, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of October, 2014.

_____
Notary Public

My Commission Expires:

RYAN LUX
NOTARY
PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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