WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092772 DEEDWARR
Recvd: 12/11/14 12:34 2 pgs
Fees:13.00 Taxes:1017.50
20141211-0113509

Y-KW-14-922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 01/15/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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	**New Owner**	
(NAME) P.O. BOX 729	(NAME)	**105-13-318.00**
(ADDRESS) MADIZ, KY. 42241	(ADDRESS)	
(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 **DENNIS J. SENTER, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot 26, MAP OF WALDKIRCH, A SUBDIVISION OF LOTS 8 AND 9 IN W.L.B. LAWRENCE PLAN, as shown on plat of record in Plat Book 421, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dennis J. Senter by Deed of Correction from Ronald A. Senter, dated December 4, 2014, filed for record on December 5, 2014 in Instrument No. 20141205-0111690, Register's Office for Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Ronald A. Senter, not married to Dennis J. Senter, married as recorded on the 18th day of September, 2014 in Instrument No. 20140918-0085758 and Warranty Deed from The Estate of Gilbert W. Senter, Jr. By: Julian F. Senter, Executor to Ronald A. Senter, an unmarried man, in Fee simple absolute as recorded on the 18th day of December, 2008 in Instrument No. 20081218-0121300, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on plat of of record in Plat Book 421, Page 90;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 5517, Page 337, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **922 Bradford Avenue, Nashville, Tennessee 37204**.

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 9th DAY OF DECEMBER, 2014.

Dennis J. Senter

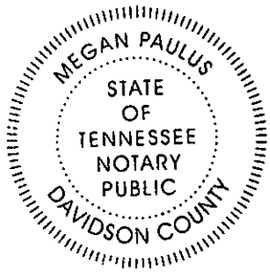
Alisha M. Senter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS J. SENTER AND ALISHA M. SENTER, 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 9th of December, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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