BILL GARRETT, Davidson County
Trans:T20150008074 DEEDWARR
Recvd: 02/02/15 13:59 2 pgs
Fees:13.00 Taxes:1480.00
20150202-0009585

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0404HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Robert H Scales III
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2015.

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
JGLAC GP P.O. Box 729 Cadiz, KY 42211	JGLAC, GP P.O. Box 729 Cadiz, KY 42211	117-03-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert H. Scales III, Executor of the Estate of Dollye Elizabeth Scales, Deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JGLAC, GP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Parts of Lots Nos. 24, 25 and 26 in the "Resubdivision of Lot No. 15 of R. M. Atkinson's Subdivision" of record in Book 974, Page 50, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of Hazelwood Drive, formerly 20th Avenue, South 316 feet 6 inches north of the northerly margin of Cedar Lane; thence northwardly with the westerly margin of Hazelwood Drive, 100 feet to the northeast corner of Lot No. 26; thence westwardly with the northerly line of Lots 24, 25 and 26, 169 feet to a point 25 feet east of the northeast corner of Lot No. 23; thence southwardly 90 feet, more or less, to the northwest corner of Catherine K. Atkinson's property; thence with her northerly line, eastwardly 181 feet, more or less, to the beginning.

Being the same property conveyed to Dollye E. Scales by deed from U. T. Allen and wife, Kathryn G. Frazier Allen of record in Book 4396, Page 608, Register's Office for Davidson County, Tennessee. Dollye E. Scales being one and the same person as Dollye Elizabeth Scales (Decedent) who died on June 9, 2014, unmarried since the date of her spouse's death on 2-25-1955, and was a widow and unmarried person on the date of her death. The Last Will of the Decedent dated 9-5-2006 having been duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 14P1139, a solvent testate estate and Robert H. Scales III by said Will and Orders of the Court is empowered to sell the aforedescribed property in his capacity as the Executor of the Decedent's Estate and to execute this deed.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2807 Hazelwood Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of January, 2015.

Robert H. Scales III Executor

Robert H. Scales III, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert H. Scales III, Executor of the Estate of Dollye Elizabeth Scales,** 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 at Nashville, Tennessee this 29th day of January, 2015.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 10-28-2015