WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JGLAC, GP	JGLAC, GP	09401010900 & 09401011000
(NAME)	(NAME)	
P O Box 729	P O Box 729	
(ADDRESS)	(ADDRESS)	
Cadiz, KY 42211	Cadiz, KY 42211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150015197 DEEDWARR
Recvd: 03/02/15 14:34 2 pgs
Fees:13.00 Taxes:703.00
20150302-0017993

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, GP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JGLAC, GP, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (1011 Dew Street):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 44 feet of Lot No. 43, and the westerly 4 feet of Lot No. 44 on the Map of Sub. of Lot 3, N.H. Hobson's Subdivision of A.J. Caldwell Heir property of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emerald Creek Properties, A General Partnership from Southern Home Rescue, G.P. by Quitclaim Deed dated July 6, 2012 of record in Instrument No. 20120710-0060392, Register's Office for Davidson County, Tennessee.

Tract 2 (1013 Dew Street):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the east 46 feet of Lot No. 44 and the west 2 feet of Lot No. 45 on the N.H. Hobson Subdivision, of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said lots adjoin and front together 48 feet on the north side of Dew Street, formerly Caldwell Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emerald Creek Properties, A General Partnership from Southern Home Rescue, G.P. by Quitclaim Deed dated July 6, 2012 of record in Instrument No. 20120710-0060391, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF N. H. HOBSON SUBDIVISION OF A.J. CALDWELL HEIR PROPERTY OF RECORD IN BOOK 421, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1011-1013 Dew Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 27th day of February, 2015.

Emerald Creek Properties, GP

By: _____
Greg K. Self, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner(s) of **Emerald Creek Properties, GP**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 27th day of February, 2015.

My Commission Expires:
_____

_____
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY