Davidson County DEEDWARR
Recvd: 04/06/15 13:10 3 pgs
Fees:18.00 Taxes:1109.63
20150406-0029639

WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of April, 2015.

Notary Public

My Commission Expires: 6-21-15 (AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID C. KAPTAIN AND HOLLY J. KAPTAIN	OWNER	132-07-0
(NAME)	(NAME)	047.00CO
4320 Morriswood Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JL REAL ESTATE, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID C. KAPTAIN AND WIFE HOLLY J. KAPTAIN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Southmeade Subdivision, of record in Book 1835, Page 118 & 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 51 fronts 123.0 feet on the easterly margin of Morriswood Drive and extends 272.5 feet on the southerly line and 281.1 feet on the northerly line to a broken line in the rear, measuring 205.0 feet thereon.

BEING the same property conveyed to JL REAL ESTATE, G.P., A TENNESSEE GENERAL PARTNERSHIP, by deed from WANDA FAYE JOHNSON, as the sole Devisee under the Last Will & Testament of Wanda Jessman Dickerson, Deceased, and Wanda Faye Johnson, Executrix of the Estate of Wanda Jessman Dickerson, Deceased, of record in Instrument No. 20140814-0073544, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **4320 Morriswood Drive, Nashville, TN, 37204.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do 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 successors 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 WHEREOF, its hands, this 1st day of April, 2015.

JL REAL ESTATE, G.P., A TENNESSEE GENERAL PARTNERSHIP

BY: _____
JERRY LEVINE, GENERAL PARTNER

BY: _____
JOSHUA LEVINE, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JERRY LEVINE AND JOSHUA LEVINE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the GENERAL PARTNERS of **JL REAL ESTATE, G.P., A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that they as such GENERAL PARTNERS, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as such officers.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY