WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025586 DEEDWARR
Recvd: 04/07/15 11:06 2 pgs
Fees:13.00 Taxes:425.50
20150407-0030350

P-KW-15-1013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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)
Randy Neff	**Randy Neff**	
(NAME) **2115 Yeaman Place, #318**	(NAME) **2115 Yeaman Place, #318**	**094-01-110.00**
(ADDRESS) **Nashville, TN 37206**	(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 **RANDY NEFF, UNMARRIED,** 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:

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 a portion of the same property conveyed to JGLAC, GP by Warranty deed from Emerald Creek Properties, GP of record in Instrument No. 20150302-0017993, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 02, 2015.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 421, Page 78, 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: **1013 Dew Street, 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.

Witness my/our hand(s) this the 1st DAY OF APRIL, 2015.

JGLAC, GP

BY:_____
John Gleaves, Authorized Agent

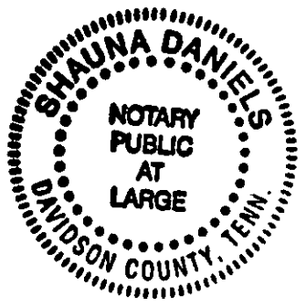
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of JGLAC, GP, the within named bargainor, a partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of April, 2015.

Notary Public

My Commission Expires: 3/7/17



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