Warranty Deed

BILL GARRETT, Davidson County Trans:T20150030131 DEEDWARR Recvd: 04/21/15 14:04 2 pgs Fees:13.00 Taxes:1924.00 20150421-0035581	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this the 15th day of April, 2015. Notary Public My commission expires: 10/15/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
JGLAC, GP	New Owner	
P.O. Box 729		117-03-0-035.00
Cadiz, KY 42211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ANDREW M. MORIN AND WIFE, ALLISON L. CUTLER,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lots Nos. 24, 25 and 26 on the Map of the Re-subdivision of Lot Number-15, Richard M. Atkinson's Subdivision of record in Plat Book 974, Page 50, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Hazelwood Drive, formerly 20th Avenue South, at a point 216.5 feet North of the Northerly margin of Cedar Lane; thence, Northwardly, with the Westerly margin of said Hazelwood Drive, 100 feet to a point; thence, Westerly 181 feet, more or less, to a point; thence, Southerly 100 feet to a point in the Northerly line of Lot No. 12 of said subdivision; thence, with the dividing line between part of Lot 12 and Lots 13 and 14, and part of Lots Nos. 24, 25 and 26, Easterly 181 feet, more or less, to the point of beginning.

Being the same property conveyed to Andrew M. Morin and wife, Allison L. Cutler by Quitclaim deed from Andrew M. Morin and wife, Allison Cutler of record in Instrument No. 20120201-0009219 Register's Office for Davidson County, Tennessee, dated January 24, 2012 and recorded on February 01, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 2805 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2015.

Andrew M. Morin

Allison L. Cutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew M. Morin and Allison L. Cutler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2015.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 2, 2018