WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044228 DEEDWARR
Recvd: 06/05/15 09:07 2 pgs
Fees:13.00 Taxes:1295.00
20150605-0052685

P-JGLAC-15-1315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

SHAUNA DANIEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
JGLAC, GP	**JGLAC, GP**	
(NAME) **1315 Clifton Lane**	(NAME) **P.O. Box 729**	**117-12-38.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Cadiz, KY 42211**	
(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 **JONATHAN D. MYERS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JGLAC, GP,** 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:

Land in Davidson County, Tennessee, and being Lot No. 33 and the Westerly 20-front feet and 40-rear feet of Lot No. 34 on the plan of Hawthorne Subdivision as of record at Plat Book 1424, Page 22, in the Register's Office for said County, and described as follows:

Said Lot No. 33 and said Westerly part of Lot No. 34 front together 90-feet along the Southerly margin of Clifton Lane and extends back 188.5-feet on the Westerly line and 209-feet, more or less, on the Easterly line, to the Southerly line of said subdivision and measuring 110.2-feet thereon.

Being the same property conveyed to Jonathan D. Myers by Warranty Deed from Jeffrey S. Smith, a married person, recorded on the 19th day of February, 2002 in Instrument No. 20020219-0021104, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence; used for investment purposes only.

This conveyance is subject to:
- All matters shown on the plat of HAWTHORNE SUBDIVISION, of record in Plat Book 1424, Page 22;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Clifton Lane, Nashville, Tennessee 37215**.

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 29th DAY OF MAY, 2015.

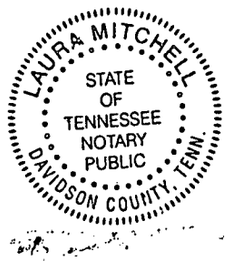
Jonathan D. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN D. MYERS, the within named bargainor, 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, this the 29th of May, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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