WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$613,500.00**. Affiant Subscribed and sworn to before me, this the 11th day of December, 2015. Notary Public My commission expires: (AFFIX SEAL)

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian K. Stallard	**Regions Bank d/b/a Regions Mortgage**	**105134A00100CO**
928A Waldkirch Avenue	**Department 2520 PO Box 2153**	
Nashville, TN 37204	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JGLAC, G.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian K. Stallard, married man

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 928-A on the Plan of 928 Waldkirch Avenue, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 928 Waldkirch Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 928 Waldkirch Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to JGLAC, G.P., by Warranty Deed dated January 14, 2015, from Bravo Two LLC, a Tennessee limited liability company, of record in Instrument No. 20150115-0004437, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "B" to the Declaration, of record in Instrument No. 20150319-0023764 and amended in Instrument No. 20150319-0023764, Register's Office for Davidson County, Tennessee.

2) All matters shown in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions, Restrictions and By-Laws and Attorney's Certificate of 928 Waldkirch Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, Register's Office for Davidson County, Tennessee.

4) Taxes for the current year, which have been prorated and paid by the Grantee herein and subsequent years, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150105099 DEEDWARR
Recvd: 12/14/15 09:26 2 pgs
Fees:13.00 Taxes:2269.95
20151214-0125159

This is improved (X) Unimproved (____) property, known as **928A Waldkirch Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 11th day of December, 2015.

JGLAC, G.P.

By: _____
Lucas T. Chestnut, Partner

By: _____
Joshua L. Garland, Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, _____ personally appeared 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 _____ of **JGLAC, G.P.**, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said _____ as _____.

Witness my hand, at office in Nashville, Tennessee, this _____ day of **December, 2015.**

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, Lucas T. Chestnut and Joshua L. Garland personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the General Partners of **JGLAC, G.P.**, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said Lucas T. Chestnut and Joshua L. Garland as General Partners.

Witness my hand, at office in Nashville, Tennessee, this 11th day of **December, 2015.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public

My Commission Expires: 7-3-17