WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3618

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-LC-16-142

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	**New Owner**	
(NAME) **P.O. Box 729**	(NAME)	**130-05-0-021-00**
(ADDRESS) **Cadiz, KY 42211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL THOMAS STINSON, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JGLAC, GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, being Lot No. 16 of Block "J" on the Second Revised Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page (s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING on the Easterly margin of Heady Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two lots, Northeastwardly 165 feet to the Westerly line of Lot No. 14; thence with the line between lots Nos. 14, 15, and 16, Southeastwardly 204.74 feet to the Northerly margin of West Tyne Drive; thence with said Drive, Westwardly 191.57 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet in a Northwesterly direction, 17.98 feet to the Easterly margin of Heady Drive; thence with same Northwestwardly 80.35 feet to the beginning.

Being the same property conveyed to Paul Thomas Stinson, Jr and wife, Kathryn Saunders Stinson by Warranty deed from William T. Carroll and wife, Deanne S. Carroll of record in Book 4998, page 444, Register's Office for Davidson County, Tennessee, dated February 19, 1976 and recorded on February 20, 1976. The said Kathryn Saunders Stinson having since died on March 9, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1130, Pages 71 and 72;
- Covenants, Conditions and Restrictions of record in Book 1361, Page 210, 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: **142 Heady Drive , Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20160021568 DEEDWARR
Recvd: 03/16/16 13:33 2 pgs
Fees:13.00 Taxes:1868.50
20160316-0025013

Witness my/our hand(s) this the 15th DAY OF MARCH, 2016.

Paul Thomas Stinson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL THOMAS STINSON, JR, 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 15th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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