WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P-KW-16-2711

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)	(NAME)	**117-04-0-148.00**
P.O. Box 729		
(ADDRESS)	(ADDRESS)	
Cadiz, KY 42211		
(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, **DOLORES WINTER BARDILL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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. 116, 117 and 118 on the Map of Belmont Terrace of record in Plat Book 421, Page 101, and part of Brightwood Avenue added to said lots by Agreement of record in Book 716, page 2, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 116, 117 and 118 front together 138 feet on the westerly side of Brightwood Avenue, as changed by said agreement, and run back between parallel lines, 176.5 feet to an alley, said Lot No. 116 running back with the northerly margin of Wildwood Avenue.

Being the same property conveyed to Dolores Winter Bardill by Warranty deed from Howard G. Kidwell and wife, Muriel C. Kidwell of record in Book 3926, page 410, Register's Office for Davidson County, Tennessee, dated August 7, 1965 and recorded on August 20, 1965. (Value or consideration shown in aforementioned deed $16,689.00.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, corrected map of record in Book 716, page 2, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2711 Brightwood Avenue , Nashville, Tennessee 37212-5818**.

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:T20160036395 DEEDWARR
Recvd: 05/03/16 09:13 2 pgs
Fees:13.00 Taxes:3145.00

20160503-0043178

Witness my/our hand(s) this the 2nd DAY OF MAY, 2016.

Dolores Winter Bardill by Maureen Frances Bardill

Dolores Winter Bardill by Maureen Frances Bardill, Attorney-In-Fact

General Power of Attorney of record in Instrument No. 20160317-0025500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maureen Frances Bardill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOLORES WINTER BARDILL, and who acknowledged he/she/they executed the same as the free act and deed of the said DOLORES WINTER BARDILL.

Witness my hand and official seal, this the 2nd of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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