File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160056636 DEEDWARR
Recvd: 07/01/16 15:12 2 pgs
Fees: 13.00 Taxes: 2463.83
20160701-0067987

J-JGLAC-16-2828-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Lisa C. Zuckerwise and Brian Joseph Levy	**SYNOVUS MORTGAGE CORP.**	
(NAME) **2828 Vaulx Lane**	(NAME) **2204 LAKESHORE DRIVE, STE 325**	**118-02-3I-002.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **BIRMINGHAM, AL 35209**	
(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, **JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA C. ZUCKERWISE AND BRIAN JOSEPH LEVY, WIFE AND HUSBAND,** 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 Unit 2828, as established by Declaration of Covenants, Conditions and Restrictions for 828 Kirkwood Avenue Residences of record as Instrument No. 20151124-0119022, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of the same property conveyed to Kimberly Oliver Brothers by Warranty deed from Rodger Dinwiddie and Suzanne Dinwiddie, husband and wife of record in Instrument No. 20130702-0068081 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 02, 2013. (Value of consideration shown in aforementioned deed $330,000.00.)

Being the portion of the same property conveyed to JGLAC, GP by Warranty deed from Kimberly Oliver Brothers of record in Instrument No. 20150917-0094285 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 17, 2015. (Value of consideration shown in aforementioned deed $470,000.00.)

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 1130, Page 17, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151124- 0119022, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20151202-0121602, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2828 Vaulx Lane , Nashville, Tennessee 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 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 30th DAY OF JUNE, 2016.

JGLAC, GP

BY: _____
Lucas Chesnut, Partner

BY: _____
Joshua Garland, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCAS CHESNUT AND JOSHUA GARLAND, signing for JGLAC, GP, a Tennessee general partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Partners of JGLAC, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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