WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160081344 DEEDWARR
Recvd: 09/16/16 10:52 2 pgs
Fees: 13.00 Taxes: 1036.00
20160916-0097552

R-VRES-16-908-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)	
P.O. Box 729		**082-13-0-400.00 & 082-13-0-401.00**
(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, **NANCY G. COLLINS, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF NANCY G. COLLINS, DATED APRIL 8, 2016,** 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Subdivision of Block "B" of Bransford Realty Company's North Hill Tract, of record in Plat Book 332, Page 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.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Subdivision of Block "B" of Bransford Realty Company's North Hill Tract, of record in Plat Book 332, Page 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.

Being the same property conveyed to Nancy G. Collins, Trustee under the Revocable Trust Agreement of Nancy G. Collins, dated April 08, 2016 by Quitclaim Deed to Trustee from Nancy G. Collins, unmarried, of record in Instrument No. 20160505-0044569, Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016. (Both Tracts)

Being also known as 908 and 910 Locklayer Street, Nashville, Tennessee 37208-3122.

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 332, Page 72, Register's Office for Davidson County, Tennessee.
- Overhead Easement of record in Instrument Number 20111108-0087248, in the 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: **908 and 910 Locklayer Street, Nashville, Tennessee 37208-3122**.

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 14th DAY OF SEPTEMBER, 2016.

Nancy G. Collins, Trustee under the Revocable Trust Agreement of Nancy G. Collins, dated April 8, 2016

BY: _____
Nancy G. Collins, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy G. Collins, Trustee of Nancy G. Collins, Trustee under the Revocable Trust Agreement of Nancy G. Collins, dated April 8, 2016 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of September, 2016.

_____
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

My Commission Expires:

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