BILL GARRETT, Davidson County
Trans: T20160102768 DEEDWARR
Recvd: 11/21/16 11:59 2 pgs
Fees: 13.00 Taxes: 1720.50
20161121-0122604

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE.
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2016

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Van Cleaf 2112 Sheridan Rd Nashville, TN 37206-1248	NEW OWNER	Part of 072-16-0-291.00

WARRANTY DEED

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, I/WE,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Van Cleaf, a single 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 No. Unit B, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for 2112 Sheridan Commons, a Townhouse Planned Unit Development of record as Instrument No. 20160408-0034046 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Paula Dolata, unmarried by Warranty deed from Derick L. Cash and wife, Stephanie L. Cash of record in Instrument No. 20040616-0071445 Register's Office for Davidson County, Tennessee, dated June 11, 2004 and recorded on June 16, 2004. (Value or consideration as shown in aforementioned deed $91,500.00.)

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Paula Dolata, unmarried of record in Instrument No. 20160219-0016011 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 19, 2016. (Value or consideration as shown in aforementioned deed $200,000.00.) Being also known as 2112 Sheridan Rd Nashville, TN 372061248.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2112 Sheridan Rd, Nashville, TN 37206-1248.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of November, 2016.

Jackson Valley Land Partners, LLC

Doug Shenkel, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said county and State, personally appeared Doug Shenkel with whom I am personally acquainted and who upon oath acknowledged himself to be the President of Jackson Valley Land Partners, LLC the within named bargainor, a corporation and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of November, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)