WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160106524 DEEDWARR
Recvd: 12/05/16 10:27 2 pgs
Fees: 13.00 Taxes: 10452.50
20161205-0127204

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 4-8-2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake LeDuc LLC	new owner.	144 00 0 108.00
(NAME)	(NAME)	
600 12th Ave. South #105		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James J. Schwartz and Kathleen M. Schwartz, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jake LeDuc LLC, a Delaware Limited Liability Company,** 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 Lot No. 21 on the Plan of Bancroft, as of record in Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James J. Schwartz and Kathleen M. Schwartz, husband and wife by Warranty Deed from Cammy Jo Arney, widow, filed for record 05/07/2015 in Instrument No. 20150507-0041891, Register's Office for Davidson County Tennessee.

Kathleen M. Schwartz executed this instrument on behalf of James J. Schwartz pursuant to a Power of Attorney of record in Instrument No. 20150507-0041892, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 27 Bancroft Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 23rd day of November, 2016.

James J. Schwartz by Kathleen M. Schwartz his Attorney-in-fact

Kathleen M. Schwartz

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen M. Schwartz, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2016.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen M. Schwartz with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James J. Schwartz as his Attorney in Fact as the free act and deed of the within named James J. Schwartz.

Witness my hand and official seal on this 23rd day of November, 2016.

Notary Public
My Commission expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

File No.: 162562