File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109951 DEEDWARR
Recvd: 12/14/16 14:20 2 pgs
Fees:13.00 Taxes:3100.60
20161214-0131220

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JGLAC-16-2711-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $838,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020
(AFFIX SEAL)

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)
Harbinder S. Johl and Surinder Johl	**New Owner**	
(NAME)	(NAME)	**117-03-0T-002.00**
2711 Hazelwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **HARBINDER S. JOHL AND SURINDER JOHL, HUSBAND AND WIFE,** 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 2805B, Hazelwood Drive Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Hazelwood Drive Residences of record in Instrument Number 20150609-0054074, 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 part of the same property conveyed to JGLAC, GP, a Tennessee general partnership by Warranty deed from Andrew M. Morin and wife, Allison L. Cutler of record in Instrument No. 20150421-0035581 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 21, 2015.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150609-0054074, 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 for Hazelwood Residences HOA of record in Instrument Number 20150616-0057131, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 50, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20150622-0059528 and 20160405-0032313, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Joint Driveway of record in Instrument Number 20161110-0119128, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2711 Hazelwood Drive , Nashville, Tennessee 37212**.

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 12th DAY OF DECEMBER, 2016.

JGLAC, GP, a Tennessee general partnership

BY: _____, authorized Agent
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 himself/herself to be an Authorized Agent of JGLAC, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of December, 2016.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19



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