WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002047 DEEDWARR
Recvd: 01/09/17 13:05 2 pgs
Fees:13.00 Taxes:2493.39
20170109-0002315

J-FCR-16-2803-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $673,890.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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)
Barney Burks, IV and Bree Burks	New Owner	
(NAME)	(NAME)	**117 03 0U 00200CO**
2803 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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARNEY BURKS, IV AND BREE BURKS, 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 No. 2807B on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Hazelwood Drive Cottages of record in Instrument No. 20150609-0054077, 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 JGLAC, GP by Warranty deed from Robert H. Scales, III Executor of the Estate of Dollye Elizabeth Scale, Deceased of record in Instrument No. 20150202-0009585 Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on February 02, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 50, 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 20150609-0054077, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, Page 932, in the Register's Office for Davidson County, Tennessee.
- Agreement for Joint Driveway of record in Instrument Number 20151214-0125583, 20160923-0100237, and 20161110-0119128, in the Register's Office for DavidsonCounty, Tennessee.
- HOA Charter of record in Instrument Number 20150616-0057132, in the Register's Office for Davidson County, Tennessee.
- Acknowledgement and Agreement of Fence Encroachment of record in Instrument Number 20160713-0071794, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer, Storm Drainage, Water Main and Appurtenances of record in Instrument Number 20150622-0059528 and 20160404-0031881, in the Register's Office for Davidson County, Tennessee.
- Deed and Easement to State of Tennessee of record in Book 5893, Page 747, in the Register's Office for Davidson County, Tennessee.
- Judgment for construction easement and sanitary sewer and drainage of record in Book 4843, Page 337, 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: **2803 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 5th DAY OF JANUARY, 2017.

JGLAC, GP

BY: _____
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, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of JGLAC, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of January, 2017.

_____
Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

*Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206