WARRANTY DEED

J-JGLAC-17-838-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN CLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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)	**11802001600**
1745 Gary Lane		
(ADDRESS)	(ADDRESS)	
Hopkinsville, KY 42240		
(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, **VIVIAN GAIL JACKSON AND HUSBAND, WILLIE L. JACKSON, SR.,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of part of Lot No. 2, Amanda K. Berry Land of record in Plat Book 3106, Page 124, 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 Vivian Gail Jackson, a married person by Quitclaim deed from Rebecca H. League, a widow of record in Instrument No. 20010604-0057605 Register's Office for Davidson County, Tennessee, dated June 2, 2001 and recorded on June 4, 2001.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 124, 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: **838 Kirkwood Avenue , Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20170036261 DEEDWARR
Recvd: 05/01/17 08:58 2 pgs
Fees:13.00 Taxes:2220.00
20170501-0042211

Witness my/our hand(s) this the 27th DAY OF APRIL, 2017.

Vivian Gail Jackson

Willie L. Jackson, Sr.

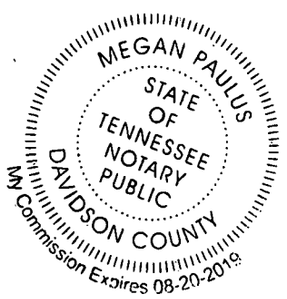
**The said Willie L. Jackson Sr. is conveying any marital interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIVIAN GAIL JACKSON AND WILLIE L. JACKSON, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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