WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057495 DEEDWARR
Recvd: 07/06/17 09:45 2 pgs
Fees:13.00 Taxes:1665.00

20170706-0067746

J-JGLAC-17-755-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC OF STATE ALLISON RODGERS DAVIDSON 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)
JGLAC GP, a Tennessee General Partnership	**New Owner**	
(NAME) **1745 Gary Lane**	(NAME)	**115-08-0-003.00**
(ADDRESS) **Hopkinsville, KY 42240**	(ADDRESS)	
(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, **MICHAEL P. LEE AND WIFE, ELIZABETH S. LEE,** 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. 47 on the Plan of Brook Meade, Section IV of record in Plat Book 2133, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 138.0 feet on the Westerly margin of Brownlee Drive and extends back 301.0 feet on the Northerly line and 339.1 feet on the Southerly line to a dead line in the rear, measuring 140.5 feet thereon.

Being the same property conveyed to Craig M. Culver by Warranty deed from Andrew I. Marianelli and spouse, Rilla W. Marianelli of record in Book 8162, page 735, Register's Office for Davidson County, Tennessee, dated July 27, 1990 and recorded on July 30, 1990. (Value or consideration shown in aforementioned deed $90,000.00.)

Being the same property conveyed to Jean Lafitte Designs LLC by Warranty deed from Craig M. Culver, unmarried of record in Instrument No. 20170203-0011603 Register's Office for Davidson County, Tennessee, dated January 30, 2017 and recorded on February 03, 2017.

Being the same property conveyed to Michael P. Lee and wife, Elizabeth S. Lee, by Quitclaim deed from Jean Lafitte Deisgns, LLC of record in Instrument No. 20170601-0054450 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2278, Page 447, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **755 Brownlee Drive , Nashville, Tennessee 37205**.

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 29th DAY OF JUNE, 2017.

Michael P. Lee

Elizabeth S. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, 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 29th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, 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 29th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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