THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210701** BILL GARRETT, Davidson County Trans:T20170057503 DEEDWARR Recvd: 07/06/17 09:51 2 pgs Fees:13.00 Taxes:1942.50 20170706-0067755	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$525,000.00. Affiant Subscribed and sworn to before me, this29th day of June, 2017. Notary Public My Commission Expires: 10-7-19 ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: JGLAC, GP, a Tennessee general partnership 1745 Gary Lane Hopkinsville, KY 42240	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08209006200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laren Donnelly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JGLAC, GP, a Tennessee General Partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of The Homestead Addition, Estate of D.T. McGavock, of record in Book 57, Page 9 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laren Donnelly, unmarried by Warranty Deed from Elizabeth J. Moore, unmarried, recorded on the 15th day of April, 2009 in Instrument No. 20090415-0034189, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HOMESTEAD ADDITION, ESTATE OF D.T. MCGAVOCK, as recorded in Plat Book 57, Page(s) 9.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 514 MONROE ST Nashville TN 37208-2614

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2017.

Laren Donnelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laren Donnelly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018