THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203
P17-24204

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **425,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 31485 DEEDWARR
11/29/2017 03:16:07 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20171129-0121876

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JGLAC, GP	NEW OWNER	MAP
1745 Gary Lane		PARCEL 105-09-0-309.00
Hopkinsville, KY 42240		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew W. Haley and wife, Courtney E. Haley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JGLAC, GP, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. "I" on the Plan of Leeside of record in Book 1424, Page 148, said Register' s Office, and being Tennessee Construction and Development Company, Inc., re-subdivision of Lot No. 16 and the Westerly part of Lot No. 18 on the map of Jones and Dudley' s Addition, of record in Book 57, Page 147, described according to a survey made by John M. Sullivan, County Surveyor, October 12, 1949, as follows:

Beginning on the Southerly margin of West Grove Street, the common corner of Lots "H" and "I"; thence with the Southerly margin of West Grove Street, Westwardly 38.95 feet to the beginning of a curve; thence around the said curve in a Southwesterly direction 30.19 feet to the Easterly margin of Eleventh Avenue, South; thence with said Avenue South 4 degrees 30' West 131.2 feet to the Northerly margin of an alley; thence with said alley South 89 degrees East 57.75 feet to the corner of said lots "H" and "I"; thence with the line between said two lots, Northwardly 150 feet to the beginning.

Being the same property conveyed to Andrew W. Haley and wife, Courtney E. Haley by Warranty deed from Moses Pope and wife, Clara L. Pope of record in Instrument No. 20030715-0098710 Register's Office for Davidson County, Tennessee, dated July 10, 2003 and recorded on July 15, 2003

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1019 West Grove Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 27th day of November, 2017.

Andrew W. Haley

Courtney E. Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew W. Haley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

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

My Commission expires: March 3 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Courtney E. Haley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

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

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-1019