WARRANTY DEED

Bill Garrett Davidson County
Batch# 31691 DEEDWARR
11/30/2017 10:42:41 AM 2 pgs
Fees: $13.00 Taxes: $6,327.00

20171130-0122173

J-JGLAC-17-0142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/6/21

(AFFIX SEAL)

FRANK W. HOBERG STATE OF TENNESSEE NOTARY PUBLIC WILSON 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)
Carman Wenkoff and Elaine E-Ling Wenkoff	NEW OWNERS	
(NAME)	(NAME)	**130-05-0-021.00**
142 Heady Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARMAN WENKOFF AND ELAINE E-LING WENKOFF, 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 Lot No. 16 of Block "J" on the Plan of Second Revised Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page (s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of Heady Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two lots, Northeastwardly 165 feet to the Westerly line of Lot No. 14; thence with the line between lots Nos. 14, 15, and 16, Southeastwardly 204.74 feet to the Northerly margin of West Tyne Drive; thence with said Drive, Westwardly 191.57 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet in a Northwesterly direction, 17.98 feet to the Easterly margin of Heady Drive; thence with same Northwestwardly 80.35 feet to the beginning.

Being the same property conveyed to JGLAC, GP by Warranty deed from Paul Thomas Stinson, Jr., unmarried of record in Instrument No. 20160316-0025013 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 16, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 71 and 72, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1361, Page 210, 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: **142 Heady Dr., 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 17th DAY OF NOVEMBER, 2017.

JGLAC, GP

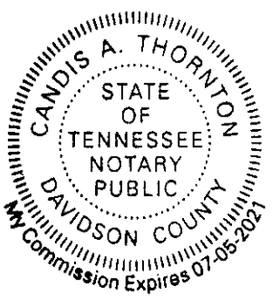
BY:_____
John Gleaves
Authorized Agent

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 17th of November, 2017.

_____
Notary Public
My Commission Expires: 7-5-21
(SEAL)



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