THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 17114109

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 48783 **DEEDWARR**
01/18/2018 09:53:55 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20180118-0005161

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JGLAC GP 1745 Gary Lane Hopkinsville, KY 42240	New Owner	Tax Parcel ID No. 116-16-0-028.00

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, **Felix Perry, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JGLAC, 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(s) 21, as shown on the map entitled Evergreen Heights Part Two, of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WOODFORD J. PERRY and wife, OLLA T. PERRY, by deed from MORRIS CONSTRUCTION COMPANY, of record in Book 2013, page 449, dated July 6, 19 51, said Register's Office.

WOODFORD J. PERRY died on or about September 8, 1968, leaving OLLA T. PERRY as the surviving tenant by the entirety.

OLLA T. PERRY a/k/a ANNE TEACHOUT PERRY died intestate on or about May 19, 1984. Upon her death, the subject property passed to her son, FELIX PERRY, being her only heir at law as evidenced by an Affidavit of Heirship of record as Instrument No. 20180118-0005159 * , said Register's Office.
* 20180118-0005160

Jane Perry joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-16-0-028.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 4001 Copeland Drive Nashville TN 37215

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 10th day of January, 2018.

Felix Perry

Jane Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Felix Perry and Jane Perry, 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 10th day of January, 2018.

Notary Public

My Commission Expires: _____

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