| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of February, 2018<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 3-6-18<br>(AFFIX SEAL) |
|---|---|

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| JGLAC, GP, a Tennessee General Partnership | JGLAC, GP, a Tennessee General Partnership | 117 13 0 081.00 |
| (NAME) | (NAME) | |
| 2841 Kenway Rd | 1745 Gary Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Hopkinsville, KY 42240 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Five Hundred Sixty-One Thousand And No/100 Dollars ($561,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara R. Kirk, Trustee of the Frederick C. Racker Special Needs Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 70 on the Map of Woodmont Estates, No. 2, of record in Book 1130, Page 99, Register's Office for said County. Said Lot No. 70 fronts 120 feet on the southerly side of Kenway Road and runs back between lines, 175.5 feet on the easterly line and 164.5 feet on the westerly line, to a dead line, measuring 121 feet thereon.

Being the same property conveyed to Frederick C. Racker and wife, Virginia E. Racker by Warranty Deed from Charles E. Jackson and wife, Corinna Jackson dated March 4, 1949 and recorded in Book 1684, Page 404, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia E. Racker by Quitclaim Deed from Spouse to Spouse from Frederick C. Racker dated January 5, 2015 and recorded January 6, 2015 as Instrument No. 20150106-0001260, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Barbara R. Kirk, Trustee of the Frederick C. Racker Special Needs Trust by Quitclaim Deed by Executor from Barbara R. Kirk, Executor of the Estate of Virginia E.

File Number: GRN-178632SSO

Bill Garrett Davidson County
Batch# 55993 **DEEDWARR**
02/06/2018 03:25:41 PM 2 pgs
Fees: $13.00 Taxes: $2,075.70

20180206-0012130

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JGLAC 172811

Racker, deceased, Probate Court of Davidson County, Tennessee, Case No. 15P266 dated September 4, 2015 and recorded September 14, 2015 as Instrument No. 20150914-0092795, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2841 Kenway Rd, Nashville, TN 37215

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, has 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 hands this 1st day of February 2018

Barbara R. Kirk, Trustee of the Frederick
Barbara R. Kirk, Trustee of the Frederick C. Racker
Special Needs Trust
C. Racker Special Needs Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Barbara R. Kirk, Trustee of the Frederick C. Racker Special Needs Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-178632SSO