Bill Garrett Davidson County
Batch# 64074 DEEDWARR
03/01/2018 01:13:45 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20180301-0019416

This instrument prepared by ~~& return to:~~ Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JJGLAC 18 13154

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2018, by and between Jittaun Caldwell, married, party of the first part, and JGLAC GP, a Tennessee General Partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the re-subdivision of Edgehill Estates, Section 15, of record in Book 5060, Page 30, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Hawkins Street and extends back between parallel lines 205 feet to an alley.

Being all or part of the same property conveyed to Jittaun Caldwell by Affidavit of Heirship Deed dated September 13, 2011, at Instrument No. 20110913-0071071 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as her primary residence.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5060, Page 30 and Certificate of Correction at Book 5343, page 215 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jittaun Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jittaun Caldwell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: JGLAC GP
1745 Gary Lane
Hopkinsville, KY 42240

Tax Parcel No 09313055500

Property Address: 1315 Hawkins Street
Nashville, TN 37203

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $535,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2018.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.