Bill Garrett Davidson
Batch# 76005 DEEDWARR
04/03/2018 03:03:23 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180403-0031292

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JGLAC-18-4024-H

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)
JGLAC, GP	**New Owner**	
(NAME)	(NAME)	**116-16-109.00**
1745 Gary Lane		
(ADDRESS)	(ADDRESS)	
Hopkinsville, KY 42240		
(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, **JOY CLARK, CONSERVATOR FOR FLORENCE E. WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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 "B" on the Plan of Revisions of a part of Part 1, Wallace Subdivision, of record in Plat Book 2083, Page 4, Register's Office for said County.

Said lot fronts 104 feet on the east side of Sneed Avenue and runs back 213 feet on the north line, which is a broken line, and 216 feet on the south line, which is a broken line, to a dead line in the rear measuring 93.2 feet, which line was corrected by instrument of record in Book 2340, Page 555, said Register's Office.

Being the same property conveyed to Florence W. White by Quitclaim Deed from John Jacob White, recorded August 22, 1974 in Book 4845, Page 963 and further being the same property conveyed to John Jacob White and wife, Florence W. White by Warranty Deed from Lola Anne Daniel Newman and husband, James P. Newman, recorded June 11, 1964 in Book 3767, Page 457, Register's Office for Davidson County, Tennessee.
Joy Clark having since been apppointed as Conservator for Florence Elizabeth White and has obtained Order to Sale said property as noted in Case No. 17P1741, Seventh Circuit Court for the Twentieth Judicial District sitting in Nashville, Tennessee, Probate Division.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 1424, Page 16 and Plat Book 2083, Page 4, corrected in Book 2340, Page 555, Register's Office for Davidson County, Tennessee.
- Relocation of Utility Easements of record in Book 1939, Page 49 and Book 1939, Page 57, Register's Office for Davidson County, Tennessee.
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Subject to 2018 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4024 Sneed Road, Nashville, Tennessee 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 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 29th DAY OF MARCH, 2018.

BY: Joy Clark
Joy Clark, Conservator for Florence E. White

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY CLARK, Conservator for Florence E. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of March, 2018.

Notary Public

My Commission Expires: November 8, 2021

ELISA TAYLOR NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires November 8, 2021

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