WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-HFP-18-716-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
JAC Investment, LLC	**New Owner**	
(NAME)	Bill Garrett Davidson County Batch# 82408 **DEEDWARR** 04/18/2018 01:37:14 PM 2 pgs Fees: $13.00 Taxes: $563.79	**094 01 0 342.00**
224 Foxley Ct.		
(ADDRESS)	20180418-0036604	
Nolensville, TN 37135		
(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, **JEFFREY L. HALE AND WIFE, MARY LOU HALE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAC INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Lot 49, on the Map of SHELBY VILLAGE NO. FOUR, as shown on plat of record in Plat Book 2083, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James M. Harris and wife, Donna L. Harris, by Warranty Deed from Ronald Crockett, of record in Book 5153, Page 930, in the Register's Office of Davidson County, Tennessee, dated May 31, 1977 and recorded on June 2, 1977.

Being the same property conveyed to Dorothy Lucille Baccus, by Quit Claim Deed from Ronald Crockett, of record in Book 5237, Page 215, in the Register's Office of Davidson County, Tennessee, dated December 22, 1977 and recorded on December 27, 1977.

Being the same property conveyed to Amy Hood, by Quit Claim Deed from Dorothy Lucille Baccus, of record in Book 11654, Page 635, in the Register's Office of Davidson County, Tennessee, dated August 24, 1999 and recorded on September 8, 1999.

Being the same property conveyed to Jeff Hale, by Quit Claim Deed from Amy Hood, of record in Instrument No. 20100611-0045437, in the Register's Office of Davidson County, Tennessee, dated May 23, 2008 and recorded on June 11, 2010 and also of record in Instrument No. 20080624-0064783, in the Register's Office of Davidson County, Tennessee on June 24, 2008.

Being the same property conveyed to Jeffrey L. Hale and Mary Lou Hale, by Quit Claim Deed from Jeff Hale, married, of record in Instrument No. 20180118-0005484, in the Register's Office of Davidson County, Tennessee, dated January 10, 2018 and recorded on January 18, 2018.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of SHELBY VILLAGE NO. FOUR, as recorded in Plat Book 2083, Page(s) 10, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, 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, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2015, Page 639 and in Book 2086, Page 339, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, 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, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **716 Village Ct., Nashville, Tennessee 37206**.

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 13th DAY OF APRIL, 2018.

Jeffrey L. Hale

Mary Lou Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY L. HALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LOU HALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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