WARRANTY DEED

Bill Garrett Davidson County
Batch# 84043 DEEDWARR
04/23/2018 03:35:21 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180423-0038179

G-DD-18-1019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Dowd Development and Design, LLC	**New Owner**	
(NAME) **1518 Clayton Ave.**	(NAME)	**105-9-309.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOWD DEVELOPMENT AND DESIGN, 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:

Land in Davidson County, Tennessee, being Lot No. "I" on the Plan of Leeside of record in Book 1424, Page 148, said Register's Office, and being Tennessee Construction and Development Company, Inc., resubdivision of Lot No. 16 and the westerly part of Lot No. 18 on the map of Jones and Dudley's Addition, of record in Book 57, Page 147, described according to a survey made by John M. Sullivan, County Surveyor, October 12, 1949, as follows: Beginning on the southerly margin of West Grove Street, the common corner of Lots "H" and "I"; thence with the southerly margin of West Grove Street, westwardly 38.95 feet to the beginning of a curve; thence around the said curve in a southwesterly direction 30.19 feet to the easterly margin of Eleventh Avenue, South; thence with said Avenue S 4 deg. 30' west 131.2 feet to the northerly margin of an alley; thence with said alley 89 deg. east 57.75 feet to the corner of said lots "H" and "I"; thence with the line between said two lots, northwardly 150 feet to the beginning.

Said property is now known as:

Land in Davidson County, Tennessee, being Units A and B of West Grove and 11th Residences, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180312-0023148, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to JGLAC, GP, a Tennessee General Partnership, by Warranty Deed from Andrew W. Haley and wife, Courtney E. Haley, recorded November 29, 2017 in Instrument No. 20171129-0121876 and further being the same property conveyed to Andrew W. Haley and wife, Courtney E. Haley by Warranty Deed from Moses Pope and wife, Clara L. Pope, recorded July 15, 2003 in Instrument No. 20030715-0098710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 1424, Page 148 and Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20180312-0023148, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to the rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1019 West Grove Avenue, Nashville, Tennessee 37203**.

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 19th DAY OF APRIL, 2018.

JGLAC, GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of JGLAC, GP, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th 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