WARRANTY DEED

Bill Garrett Davidson County
Batch# 99901 DEEDWARR
06/04/2018 02:31:43 PM 2 pgs
Fees: $13.00 Taxes: $2,250.52

20180604-0053121

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JGLAC, GP	NEW OWNER	13012002300
(NAME)	(NAME)	
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 considerations, the receipt of which is hereby acknowledged, we, **Joseph C. Dean and wife, Emily E. Dean**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **JGLAC, GP, a Tennessee General Partnership**, hereinafter called the GRANTEE (S), its successors and/or 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 4 on the Plan of Hycrest Acres 2, of record in Book 2083, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph C. Dean and wife, Emily E. Dean by Warranty Deed from Theodore J. Ohls and wife, Barbara M. Ohls, dated July 31, 2001 and recorded August 02, 2001 of record in Instrument No. 20010802-0082367, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 2083, Page 82, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 1449, Page 155, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 1728, Page 121, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 1728, Page 123, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded as Book 6180, Page 936, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4426 Wayland Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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 31st day of May, 2018.

Joseph C. Dean

Emily E. Dean

State of Tennessee
County of Williamson

Personally appeared before me Joseph C. Dean and Emily E. Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: 3JGLAC18 4426 H