WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-18-4016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 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

Karen Y Johnson Davidson County
Batch# 137306 **DEEDWARR**
09/05/2018 02:37:53 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180905-0087931

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
JGLAC Nashville, GP	**New Owner**	
(NAME)	(NAME)	**132-01-0-109.00**
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, **LAURA H. HILEMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JGLAC NASHVILLE, 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 No. 103 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregg E. Hileman and Laura H. Hileman, husband and wife by Warranty deed from Frederic D. Brooking of record in Instrument No. 2000911-0089433 Register's Office for Davidson County, Tennessee, dated September 11, 2000 and recorded on September 05, 2000.

Being the same property conveyed to Gregg E. Hileman and wife, Laura H. Hileman by Quitclaim deed from Thomas Larry Edmondson of record in Instrument No. 20110314-0019732 Register's Office for Davidson County, Tennessee, dated January 28, 2011 and recorded on March 14, 2011.

Being the same property conveyed to Gregg E. Hileman and wife, Laura H. Hileman by Quitclaim deed from Brandon Lee Edmondson, Jr. of record in Instrument No. 20110314-0019733 Register's Office for Davidson County, Tennessee, dated March 09, 2011 and recorded on March 14, 2011.

Being the same property conveyed to Laura H. Hileman, unmarried by Quitclaim deed from Gregg E. Hileman, unmarried of record in Instrument No. 20131119-0119289 Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 19, 2013.

Being the same property conveyed to Laura H. Hileman, unmarried and Thomas Allen Huff, married as Joint Tenants with Right of Survivorship by Quitclaim deed from Laura H. Hileman, unmarried of record in Instrument No. 201311190119290 Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 19, 2013.

**The said Thomas Allen Huff having since died on March 19, 2018 leaving Laura H.Hileman as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4016 General Bate Dr, Nashville, Tennessee 37204**.

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 30th DAY OF AUGUST, 2018.

Laura H. Hileman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA H. HILEMAN, 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 30th of August, 2018.

Notary Public
My Commission Expires:
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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