WARRANTY DEED

Karen Johnson Davidson County
Batch# 235673 DEEDWARR
05/29/2019 10:57:36 AM 2 pgs
Fees: $13.00 Taxes: $8,136.30

20190529-0050589

J-HF-19-4006-HUD

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

PREPARED BY: RETURN T
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.

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)
Joe R. Cooper and Cynthia C. Cooper	Valley National Bank	
(NAME)	(NAME)	**161-16-28.00**
4006 Dorcas Drive	1120 RT. 23 N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Wayne, NJ 07470	
(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 NASHVILLE, 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 **JOE R. COOPER AND WIFE, CYNTHIA C. COOPER,** 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. 21 on the plan of Evergreen Heights, Part Two, of record in Plat Book 1835, Page 19, amended in Book 3897, Page 347, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to JGLAC Nashville, GP, a Tennessee General Partnership, by Quitclaim Deed from JGLAC, GP, a Tennessee General Partnership, recorded October 3, 2018 in Instrument No. 20181003-0097948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JGLAC, a Tennessee General Partnership, by Warranty Deed from Felix Perry, a married man, recorded January 18, 2018 in Instrument No. 20180118-0005161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 19, Register's Office for Davidson County, Tennessee.
- Plat Amendment and Change of Building Set Back Line of record in Book 3897, Page 347, 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 2019 County 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: **4006 Dorcas Drive, 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 24th DAY OF MAY, 2019.

JGLAC Nashville, 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 NASHVILLE, 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 NASHVILLE, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

_____
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