PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
[illegible] TN 37203

Karen Johnson Davidson County
Batch# 236837 DEEDWARR
05/31/2019 08:46:36 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50

20190531-0051646

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $455,000.00. Affiant Subscribed and sworn to before me, this 23 day of May, 2019. Notary Public My Commission Expires: March 3, 2020

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joeseph R. Broucek 1730 6th Avenue North Nashville, TN 37208	SAME	081080J00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH R. BROUCEK**, an unmarried man, hereinafter called

the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1730 of Dresden Townhomes, formerly Unit B of Lot 183, as shown of record in Instrument No. 20071121-0136256, as corrected at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee, and First Amendment of record in Instrument No. 20180807-0077456, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20180810-0078953, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J & S Properties, a Tennessee general partnership by deed from L & S Construction, LLC, a Tennessee limited liability company and Lance B. Jennings, individually and as sole officer and member of J & K Ventures, LLC, of record in Instrument No. 20120813-0072013, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Water and Sewer Easement to Dresden Townhouse Corporation of record in Instrument No. 20080111-0003708, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of Dresden Townhomes, a Horizontal Property Regime, with Private Elements, including annual assessments, of record in Instrument No. 20071121-0136256 and Instrument of Correction of record in Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180807-0077456, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20180810-0078953, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1730 6th Avenue North, Nashville, TN 37208.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23 day of May, 2019.

J & S PROPERTIES,
a Tennessee general partnership

By: _____
Lance B. Jennings, Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANCE B. JENNINGS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Partner**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of May, 2019.

_____
Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

My Commission Expires: 9/7/21