WARRANTY DEED

Karen Johnson Davidson County
Batch# 242752 **DEEDWARR**
06/13/2019 10:01:17 AM 2 pgs
Fees: $13.00 Taxes: $7,363.00

20190613-0056803

J-FC-19-2841-T

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 $1,990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN T
PREPARED BY: BANKERS TITLE & ESCROW CORP

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)
Daniel K. Wetherill and Angela N. Crudele	**New Owner**	
(NAME)	(NAME)	**117-13-0-081.00**
2841 Kenway Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **DANIEL K. WETHERILL AND WIFE, ANGELA N. CRUDELE,** 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:

Lot 70, WOODMONT ESTATE, NO. 2, as shown on plat of record in Plat Book 1130, Page 99, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JGLAC, GP, by Warranty Deed from Barbara R. Kirk, Trustee of the Frederick C. Racker Special Needs Trust, of record in Instrument No. 20180206-0012130, in the Register's Office of Davidson County, Tennessee, dated February 1, 2018 and recorded on February 6, 2018.

Being the same property conveyed to JGLAC Nashville, GP, by Quitclaim Deed from JGLAC, GP, of record in Instrument No. 20181003-0097950, in the Register's Office of Davidson County, Tennessee, dated September 25, 2018 and recorded on October 3, 2018.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATE, NO. 2, as recorded in Plat Book 1130, Page(s) 99, but deleting any covenant, 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, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 662, Page 807 and Book 1449, Page 61, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2841 Kenway Road, 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 7th DAY OF JUNE, 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 7th of June, 2019.

_____
Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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