THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/6/20

Karen Johnson Davidson County
Batch# 272827 DEEDWARR
08/16/2019 02:53:19 PM 2 pgs
Fees: $13.00 Taxes: $6,105.00
20190816-0082406

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Montrose Land Group 3308 Lealand Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118 09 0 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurie Tucker, Trustee of the Baler Investment Services Trust, dated April 25, 2014**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 5 on the plan of the re-subdivision of lot No. 13 in Noelton, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, on October 25, 1934, as follows:

Beginning on the Easterly margin of Lealand Lane, formerly 10th Avenue South, at a point 400 feet South of the Southerly margin of Battlefield Drive, formerly Third Street, said point being the corner of lots nos. 4 and 5; thence with the Easterly margin of said Lane, South 11Â° 08' West 100 feet to the corner of lots Nos. 5 and 6; thence with the line between said two lots, South 84Â° East 330.7 feet to the Westerly line of the Caldwell Land; thence with said line, North 0Â° 33' East 100 feet to the corner of lots nos. 4 and 5; thence with the line between said two lots, Westwardly 317 feet, more or less, to the beginning.

Being the same property conveyed to JB Partners, a Tennessee general partnership, by Warranty Deed from Sue D. Ansley, a widow, of record in Instrument No. 20180613-0056732, in the Register's Office of Davidson County, Tennessee, dated June 12, 2018 and recorded on June 13, 2018.

Being the same property conveyed to John H. Ansley, III and wife, Sue D. Ansley, by Warranty Deed from Jack Ansley and wife, Mildred C. Ansley, of record in Book 4177, Page 450, in the Register's Office of Davidson County, Tennessee, dated October 03, 1967 and recorded on October 04, 1967.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-VRES-19-3308

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 3965, Page 866.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 11760, Page 40.

This is improved property located at 3308 Lealand Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2019.

JB Partners, a Tennessee General Partnership

Kate Rosenthal, agent

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of JB Partners, a Tennessee general partnership the within named bargainor, a Partnership, and that she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 15th day of August, 2019.

Janderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022