WARRANTY DEED

Karen Johnson Davidson County
Batch# 286953 **DEEDWARR**
09/17/2019 03:53:00 PM 2 pgs
Fees: $13.00 Taxes: $8,025.30

20190917-0094315

J-JGLAC-19-4024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Richard Williams and Melinda Doty, Trustees of the DW Family Trust, Dated December 27, 2016	**New Owner**	
(NAME)	(NAME)	**116-16-0-109.00**
4024 Sneed Rd		
(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 **RICHARD WILLIAMS AND MELINDA DOTY, TRUSTEES OF THE DW FAMILY TRUST, DATED DECEMBER 27, 2016,** 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 "B", PLAN OF REVISIONS OF A PART OF PART 1, WALLACE SUBDIVISION, as shown on plat of record in Plat Book 2083, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot fronts 104 feet on the ease side of Sneed Avenue and runs back 213 feet on the north line, which is a broken line, and 216 feet on the south line, which is a broken line, to a dead line in the rear measuring 93.2 feet, which line was corrected by instrument of record in Book 2340, Page 555, said Register's Office.

Being the same property conveyed to JGLAC Nashville, GP, a Tennessee general partnership by Quitclaim Deed from JGLAC, GP, a Tennessee general partnership of record in Instrument No. 20180814-0080443, in the Register's Office of Davidson County, Tennessee, dated August 8, 2018 and recorded August 14, 2018.

This conveyance is subject to:
- 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF REVISIONS OF A PART OF PART 1, WALLACE SUBDIVISION, as recorded in Plat Book 2083, Page(s) 4, Plat Book 1424, Page 16 as corrected in Book 2340, Page 555.
- Relocation of Utility Easements of record in Book 1939, Page 49 and Book 1939, Page 57.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4024 Sneed Rd, 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 13th DAY OF SEPTEMBER, 2019.

JGLAC Nashville GP

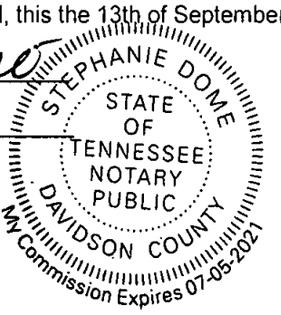
BY: _____
John Gleaves
Authorized Agent

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 13th of September, 2019.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)



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