WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

J-JGLAC-19-1315B

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)
Jason B. Martin and Jennifer D. Martin	New Owner	
(NAME)	(NAME)	**093-133-D-002.00**
1315 A Hawkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **JASON B. MARTIN AND JENNIFER D. MARTIN, HUSBAND AND WIFE ,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 1315 HAWKINS STREET RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1315 Hawkins Street Residences, a Horizontal Property Regime, of record in Instrument Number 20180517-0047206, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to JGLAC GP, a Tennessee General Partnership, by Warranty Deed from Jittaun Caldwell, married, of record in Instrument No. 20180301-0019416, in the Register's Office of Davidson County, Tennessee, dated February 28, 2018, and recorded on March 1, 2018.

Being a portion of the 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. 20181003-0097952, in the Register's Office of Davidson County, Tennessee, dated September 25, 2018, and recorded on October 3, 2018.

Karen Johnson Davidson County
Batch# 335002 **DEEDWARR**
12/26/2019 02:58:38 PM 2 pgs
Fees: $13.00 Taxes: $4,033.00

20191226-0133337

This conveyance is subject to:
- County of Davidson taxes for the year 2019.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIFTEEN, EDGEHILL ESTATES, as recorded in Book 4350, Page(s) 94.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF EDGEHILL ESTATES-SECTION FIFTEEN, as recorded in Book 5060, Page(s) 30.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180517-0047206.

- Easement for Right-of-Way, recorded in Instrument No. 20180723-0071501.
- CHARTER of Edgehill Estates Homeowners Association, Inc. recorded in Book 7526, Page 624
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 B Hawkins Street, Nashville, Tennessee 37203**.

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 23 DAY OF DECEMBER, 2019.

JGLAC Nashville GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of JGLAC NASHVILLE GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 23rd of December, 2019.

Notary Public
My Commission Expires: 1-3-23
(SEAL)



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