Karen Johnson Davidson County
Batch# 404401 DEEDWARR
05/21/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,136.75
20200521-0053185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MAY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J-VRES-20-1211B

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)
Isaac West and Jeffery Bennett	Ascend Federal Credit Union	
(NAME) **1211 B Tremont Ave**	(NAME) 520 Airpark Drive	**105013K00200CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Tullahoma TN 37388	
(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 **ISAAC WEST, AN UNMARRIED MAN AND JEFFREY BENNETT, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1211 Tremont Street Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190228-0018177, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to JGLAC Nashville GP, a Tennessee general partnership by Warranty Deed from Charles Anthony Jr., Kenneth Anthony and Byron Anthony, of record in Instrument No. 20180927-0095875, Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 27, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20001016-0102129 and in Instrument No. 20200205-0013477, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Covenants, Conditions and Restrictions for 1211 Tremont Street Residences with By-Laws appended thereto, of record in Instrument Number 20190228-0018177, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of 1211 Tremont Street Residences Homeowners' Association, Inc. of record in Instrument Number 20190228-0018170, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Units A & B 1211 Tremont Street attached as an Exhibit to the Declaration Covenants, Conditions and Restrictions for 1211 Tremont Street Residences, of record in Instrument Number 20190228-0018177, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1211 B Tremont Ave, Nashville, Tennessee 37212**.

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 15 DAY OF MAY, 2020.

JGLAC Nashville GP, a Tennessee general partnership

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, A TENNESSEE GENERAL PARTNERSHIP, 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, A TENNESSEE GENERAL PARTNERSHIP, 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 15th of May, 2020.

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



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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller,** a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022