BILL GARRETT, Davidson County
Trans:T20140018056 DEEDWARR
Recvd: 03/18/14 10:52 2 pgs
Fees:13.00 Taxes:321.90

20140318-0022254

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 14th day of March, 2014.

Notary Public
My commission expires: 11/22/2014

04-1402-55026

Address of New Owner:	Send Tax Bills to:	Tax Information
JTG Fmaily LLC	JTG Family LLC	043-13-0-316.00
104 Bryton Court	104 Bryton Court	
Burns, TN. 37029	Burns, TN. 37029	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, J. Clayton Parrish, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JTG Family LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 25, of Block "D", on the Plan of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira R. Williamson, unmarried by deed from David Edgin and Mary E. Edgin, husband and wife, dated October 26, 2005, recorded October 28, 2005, of record in Instrument No. 20051028-0130732, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated November 20, 2012, recorded July 8, 2013, of record in Instrument No. 20130708-0070084, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to J. Clayton Parrish by Special Warranty Deed from Secretary of Housing and Urban Development, dated October 22, 2013, recorded October 23, 2013, of record in Instrument No. 20131023-0110383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 324 Hickory St., Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 14th day of March, 2014.

J. Clayton Parrish

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Clayton Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of March, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

