BILL GARRETT, Davidson County
Trans: T20140064212 DEEDWARR
Recvd: 08/29/14 08:16 2 pgs
Fees: 13.00 Taxes: 462.50

20140829-0078980

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST,2014. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JRG PROPERTIES, LLC	NEW OWNER	MAP 51-4-A
1501 Forest Garden Drive		PARCEL 001.00 & 002.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew Chilvers, joined by his spouse, Julie Chilvers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JRG PROPERTIES, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. A of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, Tennessee, as shown on the Plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Register's Office, and described in a Master Deed recorded in 20060524-0060872, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copies herein.

TRACT II

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. B of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, Tennessee, as shown on the Plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Register's Office, and described in a Master Deed recorded in 20060524-0060872, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to Matthew Chilvers by Special Warranty Deed from First State Bank, a Tennessee banking corporation, of record in Instrument No. 20111003-0076312, Register's Office for Davidson County, Tennessee, dated September 29, 2011, and recorded on October 3, 2011. Julie Chilvers, Spouse of Matthew Chilvers, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5)

All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 814 & 816 East Meade Avenue, 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this the 25th day of August, 2014.

Matthew Chilvers

Julie Chilvers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Chilvers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of August, 2014.

My Commission expires: 1-9-16

Notary Public

JAMES [illegible] HAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Chilvers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of August, 2014.

My Commission expires: 2/20/18

Catherine E Sullivan
Notary Public

CATHERINE E. SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN