BILL GARRETT, Davidson County
Trans:T20140065596 DEEDWARR
Recvd: 09/04/14 08:15 2 pgs
Fees:13.00 Taxes:155.40
20140904-0080709

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Sign Manager Inc., hereinafter referred to as Grantor (s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto JRG Properties, LLC, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

A certain tract or Parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being lot number 32 on the Plan of Fisk Park, of record i Plat Book 2331 at Page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This is the same property designated as 08114008900 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Sign Manager Inc. by Special Warranty Deed from Beneficial Tennessee Inc., recorded April 11, 2008 in Instrument No: 20080411-0037065, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: subject to plan of record in Plat Book 2331, page 114, Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2014** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 29th day of August, 2014.

Sign Manager Inc.,
By: Gary Heflin, Authorized Signatory

State of Tennessee
County of Sumner

On this the 29th day of August, 2014, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Sign Manager Inc. by Gary Heflin as Authorized Signatory for Sign Manager Inc., to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Jessica J. Hunter
Notary Public

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 6/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

SWORN TO AND SUBSCRIBED before me, this the 29th day of August, 2014.

Notary Public

My Commission Expires: 7-2-18

MAIL TAX BILLS AND DEED TO:

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NEW PROPERTY OWNER AND PROPERTY ADDRESS:
JRG Properties, LLC
~~1517 24th Avenue North~~
~~Nashville, TN 37208~~
104 East Park Drive
Bldg 300
Brentwood, TN 37027

File No.: 146161