WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076263 DEEDWARR
Recvd: 10/08/14 15:18 2 pgs
Fees:13.00 Taxes:138.75
20141008-0093530

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $37,500.00.

Kristen Booth
Affiant

Subscribed and sworn to before me this ____ day of _____, 20___.

Notary Public
My Commission expires: 8-23-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
JRG Properties, LLC	NEW OWNER	08110028000
104 EAST PARK DR. STE. 300		
BRENTWOOD, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Verline Taylor, Executrix of the Estate of Helen V. Crawley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JRG Properties, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 343 on the plan of J.M., T.J. and G.W. Harding's Addition to Nashville, as Office for said County.

Said Lot No. 343 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Robert Lee Crawley and wife, Melva P. Harvey, from Phil Cohen and wife, Sara K. Cohen by Installment Deed on May 1, 1951, of record in Book 1972, Page 78, Register's Office for Davidson County, Tennessee. Melva P. Crawley having since died on August 13, 1958. Further conveyed to C. Alan Lancaster from Robert Lee Crawley and wife, Helen V. Crawley and then to Robert Lee Crawley and wife Helen V. Crawley from C. Alan Lancaster by Quitclaim Deed on July 31, 1975, of record in Book 4937, Page 729, Register's Office for Davidson County, Tennessee. Robert Lee Crawley having since died, leaving his wife, Helen V. Crawley, widowed, vested in said property. Helen V. Crawley having since died and leaving her niece, Verline Taylor as Executrix of the Last Will and Testament of Helen V. Crawley of record in Instrument Number 20101117-0092016, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1712 23rd Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 6, 2014.

The Estate of Helen V. Crawley

Verline Taylor Executrix
By Verline Taylor, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Verline Taylor** as Executrix to the Estate of Helen V. Crawley to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 6, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY