BILL GARRETT, Davidson County
Trans:T20140077433 DEEDWARR
Recvd: 10/14/14 14:49 2 pgs
Fees:13.00 Taxes:255.30
20141014-0094923

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of October, 2014, by and between James C Tolbert, single party of the first part, and JRG Properties, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Beginning at a point in the easterly margin of 25th Avenue North, as extended, at the southwest corner of the property conveyed to W. W. Burch by deed of record in Book 1517, Page 620, Register's Office for said County; thence with the margin of 25th Avenue North extended southerly 50 feet to a point in the south line of Lot No. 20; thence with the line of said Lot easterly 143 feet to a point; thence northerly 50 feet to Burch's southeast corner as set forth in the above deed in Book 1517, Page 620; thence with Burch's south line, westerly 143 feet to the easterly line of 25th Avenue North extended to the point of beginning.

Being all the same property conveyed to James C. Tolbert by virtue of that certain Quit Claim Deed dated December 1, 2003, at Instrument No. 20031203-0174073 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as his primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: any and all existing restrictions recorded in Book 5364, Page 261 in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James C Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James C Tolbert, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: JRG Properties, LLC

104 East Park Drive, Ste 300
BRENTWOOD, TN 37027

Tax Parcel No 081-10-0 31200

Property Address: 1624 25th Ave N
Nashville, TN 37208

MAIL TAX BILLS TO: JRG Properties, LLC

104 East Park Drive, Ste 300
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $69,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carmen Coates
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of October, 2014.

Notary Public

My Commission Expires: 8-23-2016

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