BILL GARRETT, Davidson County
Trans:T20150016102 DEEDWARR
Recvd: 03/04/15 15:24 2 pgs
Fees:13.00 Taxes:111.00
20150304-0019113

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $30,000.00. Carla A. W. Dodd Affiant Subscribed and sworn to before me, this the 4th day of March, 2015. Notary Public My commission expires: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
JRG Properties, LLC	New Owner	
104 East Park Drive, Building 300		08114012900
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCES M. HUDSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/THEIR HEIRS 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. 42 on the Plan of Fisk Park of record in Plat Book 2331, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Antonio M. Smith and wife, Ella M. Smith by Warranty deed from Justin W. Minor and wife, Beatrice Minor of record in Book 4209, page 463, Register's Office for Davidson County, Tennessee, dated February 2, 1968 and recorded on February 5, 1968. *Antonio M. Smith and wife, Ella M. Smith having since died, their heirs being Helen S. Cotton and Frances M. Hudson.*

Being the same property conveyed to Frances M. Hudson and husband, James Hudson, Jr. by Quitclaim deed from Helen S. Cotton and Frances M. Hudson of record in Book 7347, page 785, Register's Office for Davidson County, Tennessee, dated September 8, 1987 and recorded on September 9, 1987. James Hudson, Jr. having died January 12, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2404 Underwood Street, Nashville, TN 37208.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2015.

Frances M. Hudson

Frances M. Hudson

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frances M. Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2 day of ~~February~~ March, 2015.

Notary Public

My Commission Expires:

12-17-2018

CYNTHIA Y WELCH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Dec 17 2018
ACTING IN COUNTY OF WAYNE

CYNTHIA WELCH NOTARY PUBLIC WAYNE COUNTY, MI