Warranty Deed

BILL GARRETT, Davidson County Trans:T20150062515 DEEDWARR Recvd: 07/30/15 09:08 2 pgs Fees:13.00 Taxes:233.10 20150730-0074981	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $63,000.00. Andrea R. Bishop Affiant Subscribed and sworn to before me, this the 23rd day of July, 2015. Notary Public My commission expires: My Commission Expires NOV. 6, 2017

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:
TBC Development, LLC	New Owner	
1516 Winterberry Drive		08102010700
Murfreesboro, TN 37130		

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, **JRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TBC DEVELOPMENT, 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 certain property located at 2104-1/2 24th Avenue North, and known as Map 81-2, Parcel 107, on the Metropolitan Davidson County Tax Maps and described on said tax maps as a certain lot fronting 59 feet on 24th Avenue North and extending back 110 feet.

Being the same property conveyed to SignManager, Inc. by Warranty deed from Bud Properties, LLC of record in Instrument No. 20080320-0028331 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 20, 2008.

Being the same property conveyed to JRG Properties, LLC by Warranty deed from Signmanager, Inc. of record in Instrument No. 20141222-0117070 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 22, 2014.

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 2201B 24th Ave. North, 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 23rd day of July, 2015.

JRG Properties, LLC, a Tennessee Limited Liability Company

By: _____ Member
Name: William Greenleaf
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of JRG Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

