Davidson County DEEDWARR
Recvd: 08/13/15 08:23 3 pgs
Fees:18.00 Taxes:203.50
20150813-0080965

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of August, 2015.

(Affix Seal) Notary Public
My Commission Expires: 6-30-19

2015-286

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JRG Properties, LLC 104 East Park Drive, Suite 300 Brentwood, TN 37027	SAME	092.02-0-267.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Walter Sheffield**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JRG Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2606 Eden Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 220 of Block 11 on the Map of the Subdivision of the Heffernan Place, as of record in book 161, page 138, Register's Office for said County.

Said lot No. 220 fronts 50 feet on the northerly side of Eden Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ellis Sheffield and Frankie Sheffield, husband and wife (BOTH DECEASED) from Theodore Lewis and John T. Lewis, Trustees under the will of Esther L. Lewis, deceased by Warranty Deed dated November 21, 1969 and recorded November 22, 1960 in Book 3160, page 585, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2606 Eden 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 7th day of August, 2015

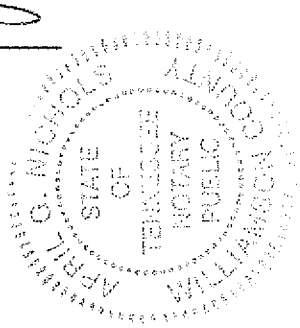
Walter Sheffield

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Walter Sheffield, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 7th day of August, 2015.

Notary Public
My Commission Expires: 6-30-19



True Copy Certification

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY