BILL GARRETT, Davidson County
Trans:T20150078725 DEEDWARR
Recvd: 09/16/15 11:55 3 pgs
Fees:18.00 Taxes:1924.00
20150916-0093955

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 520,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2015.

Notary Public

My commission expires: 8.18.18

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JRG Properties, LLC	**VOLUNTEER STATE BANK**	**1136 GOLDILOCKS: 05209003500** **1137 GOLDILOCKS: 05209003900**
104 E. Park Dr. Bldg 300 Brentwood, TN 37027	**1553 NASHVILLE PIKE**	**417 LANIER: 05202005100** **325 HICKORY ST: 04313033300** **108 CHARLES: 05816005300**
	GALLATIN, TN 37066	**1237 PIERCE RD: 04301008200** **1125 PETER PAN: 05209006300**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Justin McCrory

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JRG Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

1136 Goldilocks St, Madison, TN 37115
Being Lot No. 35 on the map of a Subdivision of Lots Nos. 20, 21, 24 and 25, Montague Subdivision, of record in Book 843, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin K. McCrory by Warranty Deed from Noble Properties, Inc dated 05/25/12 and recorded on 05/31/12 in Instrument No. 20120531-0047262, said Register's Office for said county.

Sales Price: $67,500

1137 Goldilocks St Madison, TN 37115
Land in Davidson County, Tennessee, Being Lot Number 26 on the Map of a Subdivision, of Lots Numbers 20, 21, 24, and 25 of Montague Subdivision, of record in Plat Book 843, Page 79, Register's Office for Davidson County,

Tennessee to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Justin K. McCrory by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association dated 01/02/13 and recorded on 01/14/13 in Instrument No. 20130114-0004462, said Register's Office for said county.

Sales Price: $67,800

417 Lanier Drive, Madison, TN 37115
Being the northerly 22 feet 6 inches of Lot No. 2 and the southerly 37 feet 6 inches of Lot No. 3 in Block "D" on the revised plan of Rainbow Terrace Subdivision as ofrecord in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front 60 feet on the southerly side of Lanier Drive and run back between parallel lines 150 feet to a dead line, measuring 60 feet thereon. Said subdivision and said property located in Madison, Tennessee.

Being the same property conveyed to Justin K. McCrory, unmarried by Cash Deed for Tennessee from Secretary of Housing and Urban Development dated 02/06/13 and recorded on 02/13/13 in Instrument No. 20130213-0014484, said Register's Office for said county.

Sales Price: $67,500

325 Hickory St Madison, TN 37115
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 17 of Block "E" on the Map Crittendon Estates, as shown of record in Book 974, Page 69, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said Lot, said Lot fronts 50 feet on the North Side of Hickory Street (formerly Oak Street) and runs back between lines 127 feet on the west line and 126.3 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Justin K McCrory by Special Warranty Deed from HSBC Mortgage Services, Inc dated 06/11/12 and recorded on 07/03/12 in Instrument No. 20120703-0058574, said Register's Office for said county.

Sales Price: $67,500

108 Charles Court, Madison, TN 37115
Lot 69, on the plan of Haynes Park Subdivision, Section 3, as shown on plat of record in Book 4460, page 185,
in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin McCrory, a single person by Special Warranty Deed from U.S. Bank National Assocaition, as trustee for the structured asset securities corporation mortgage pass-through certificates, Series 2005-AR1 dated 10/15/13 and recorded on 11/06/13 in Instrument No. 20131106-0114973, said Register's Office for said county.

Also being the same property conveyed to U.S. Bank National Assocaition, as trustee for the structured asset securities corporation mortgage pass-through certificates, Series 2005-AR1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP dated 04/12/13 and recorded on 04/22/13 in Instrument No. 20130422-0039531, said Register's Office for said county.

Sales Price: $79,900

1237 Pierce Rd, Madison, TN 37115
Being Lot No. 2 and the easterly 92 feet front and 76.6 feet rear of Lot No. 3 on the Plan of re-subdivision of the Dixie Food Subdivision as of record in Plat Book 421, page 30, Register's Office for said County, described as follows:

Beginning on the southerly margin of Woods Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots southwardly 135 feet; thence westwardly 192 feet, more or less, to the southeast corner of the property conveyed to William D Evans and wife, by deed from A.L. Calhoun of record in Book 1582, page 314, sad Register's Office; thence with Evans easterly line, northwardly 203.5 feet, more or less, to the southerly margin of Woods Avenue; thence with said Avenue eastwardly 172 feet to the beginning.

Being the same property conveyed to Justin K. McCrory, an unmarried individual by Warranty Deed from Galen Lynn Porter, Maretta Porter Reeves and Ava Porter Groves, devises under the Last Will and Testament of Mildred Irene Porter, deceased dated 04/10/12 and recorded on 04/25/12 in Instrument No. 20120425-0035240, said Register's Office for said county.

Sales Price: $79,900

1125 Peter Pan St, Madison, TN 37115
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the subdivision of Lots Nos. 20, 21, 24 and 25, Montague Subdivision, as shown on plat of record in Plat Book 843, page 79, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Justin K. McCrory, unmarried by Cash Deed for Tennessee from Secretary of Housing and Urban Development dated 05/10/12 and recorded on 05/11/12 in Instrument No. 20120511-0040922, said Register's Office for said county.

Sales Price: $89,900

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1136 & 1137 Goldilocks St, 417 Lanier Dr,, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 4th day of September, 2015.

Justin McCrory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Justin McCrory, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY