Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150084404 DEEDWARR
Recvd: 10/05/15 09:43 2 pgs
Fees:13.00 Taxes:555.00
20151005-0100896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant 9/30/15

Subscribed and sworn to before me, this the 30th day of September, 2015.

Notary Public NATHAN KEITA

My commission expires: 8/20/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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:
Justin I. Burns Ashley H. Burns	Movement Mortgage	
2108 15th Avenue North	841 Seahawk Circle	081-07-0-038.00
Nashville, TN 37208	Virginia Beach, VA 23452	

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 **JUSTIN I. BURNS AND WIFE, ASHLEY H. BURNS,** 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. 43 of Block 21 and 30 on the Plan of Buena Vista, of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee and Plan Book 1, Page 84, Chancery Court for said County, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deborah L. Williams, married by Deed from Bank of New York as trustee for the Certificate Holders of CWABS 2004-02 of record in Instrument No. 20070813-0096453, Register's Office for Davidson County, Tennessee, dated July 13, 2007.

Being the same property conveyed to Kairos Investments Properties, LLC by Deed from Deborah L. Williams, married of record in Instrument No. 20090127-0006978, Register's Office for Davidson County, Tennessee, dated January 23, 2009.

Being the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company by Warranty deed from Kairos Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150303-0018655 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 3, 2015.

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 2108 15th Avenue 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 30th day of September, 2015.

JRG Properties, LLC, a Tennessee Limited Liability Company

By:
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 30th day of September, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018