WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101505 DEEDWARR
Recvd: 12/01/15 10:42 2 pgs
Fees:13.00 Taxes:373.70
20151201-0120951

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryans Family Properties, LLC	Ryans Family Properties, LLC	071.14-0-048.00
(NAME)	(NAME)	
8233 Wikle Rd E.	PO Box 1091	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Keith Jorgensen and Kini Jorgenson, Trustees of The Jorgensen Family Trust u/a/d June 30, 2000 and Restated November 14, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryans Family Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Twelfth (12th) formerly the seventeenth (17th) Civil District of Davidson County, Tennessee, being Lots No. 1 and 2 on the unrecorded subdivision of the Isaac M. Willis property described as follows:

Beginning on the Easterly Margin of Willis Street, formerly Napoleon Street, at a point 120 feet North of the Northerly Margin of the Whites Creek Pike; thence with said avenue Northwardly 95 feet, more or less, to the Southwest corner of the property conveyed to John Malone and wife, by deed from B.S. Snell and wife, of record in Book 549, Page 182, register's office for said county; thence Eastwardly 115 feet; thence Southwardly 95 feet, more or less, to a point 195 feet North of the Northerly margin of Whites Creek Pike; thence Westwardly 115 feet to the beginning.

Included in the above legal description, but specifically excluded from this property transfer is the following described property:

Beginning on the Easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet North of the Northerly margin of the Whites Creek Pike; thence with said street Northwardly 45 feet, more or less; thence, S. 85 degrees. E 115 feet, more or less; thence Southwardly along parallel line to Willis Street a distance of 45 feet, to a point 195 feet North of the Northerly margin of the Whites Creek Pike; thence N. 85 degrees W. 115 feet, more or less, to the point of beginning.

Being the same property conveyed to Keith Jorgensen and Kini Jorgensen, Trustees of The Jorgensen Family Trust dated June 30, 2000 by Quitclaim Deed dated 08/13/2012 from Keith Jorgensen, filed for record on 08/20/2012 in Instrument No. 20120820-0074650, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 12 Willis Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this ~~23rd~~ 12th day of November, 2015.

KEITH JORGENSEN AND KINI JORGENSON,
TRUSTEES OF THE JORBENSEN FAMILY TRUST
U/A/D JUNE 30, 2000 AND RESTATED
NOVEMBER 14, 2014

By: _____, Trustee
Keith Jorgensen, Trustee

By: Kini Jorgenson, Trustee
Kini Jorgensen, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

On this 12th day of November, 2015 before me, a Notary public in and for said County and State, personally appeared Keith Jorgensen and Kini Jorgensen, Trustees of The Jorgensen Family Trust, who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed in their capacity as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: 3/20/19

ESI1 CANDICE C. GUZMAN COMM. #2103973 Notary Public-California ORANGE COUNTY My Comm. Exp. MAR. 20, 2019 ESI1