File No. 155245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150108725 DEEDWARR
Recvd: 12/28/15 08:50 2 pgs
Fees:13.00 Taxes:333.00
20151228-0129528

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JRG Properties, LLC	NEW OWNER	
(NAME)	(NAME)	04314006500, 04314006400, and 04314006600
104 EAST PARK DR. #300		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **BOBBY HAYNES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lots Nos. 4, 5, and 6 on the Map of Bernice L. Dickerson's Revised Subdivision, said plan not being of record, described according to a survey thereof, made January 27th, 1933, as follows:

Beginning at a point in the west line of Lanier Drive, 225 feet south of the southwest corner of said Drive and Old Hickory Boulevard, the common corner of Lots Nos. 3 and 4 on said plan; thence with the west line of said Drive, southwardly 150 feet to a point in the same, the common corner of Lots 6 and 7 on said plan; thence with the line between said two lots westwardly 215.7 feet to a dead line; thence with the same north 16 degrees 9 minutes west 150 feet to a point, the common corner of Lots Nos. 3 and 4; thence with the line between said two lots eastwardly 220.2 feet to the point of beginning.

Being the same property conveyed to Bobby Haynes and wife, Mary Elizabeth Haynes, by Quitclaim Deed from Plumie Thaxton, unmarried, dated May 15, 1996 and recorded May 22, 1996 in Book 10057, Page 254, Register's Office for Davidson County, Tennessee. The said Mary Elizabeth Haynes died October 10, 2015 vesting property solely in Bobby Haynes as the surviving tenant by the entirety.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 116 Lanier Drive, Madison, Tennessee 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of December, 2015.

Bobby Haynes

Bobby Haynes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this 18th day of December, 2015.

Commission expires: 03/26/2017

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public