Warranty Deed

BILL GARRETT, Davidson County Trans:T20150110392 DEEDWARR Recvd: 12/31/15 10:48 2 pgs Fees:13.00 Taxes:462.50 20151231-0131495	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this the 30th day of December, 2015. Notary Public My commission expires: 10/18/16

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:
Svitlana Glibova	New Owner	
1630 16th Avenue North		081-11-0-355.00
Nashville, TN 37208		

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 **SVITLANA GLIBOVA, A SINGLE WOMAN**, 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 the North 50 feet of the West 120 feet of Lot No. 299 on the Plan of D.T. McGavock & Others Additions of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, being known as Lot No. 6 on the Map of the Subdivision of Lots No. 299, 300 and 301 of the said Sylvan Homes, Inc. and being more particularly described as follows:

Said lot No. 6 fronts 50 feet on the Easterly side of 16th Avenue North and runs back between parallel lines along the South margin of Wheelis Street, 120 feet to a dead line.

Being the same property conveyed to Carroll Michael Wray, unmarried by Warranty deed from William B. Driver, unmarried of record in Instrument No. 20080516-0050510 Register's Office for Davidson County, Tennessee, dated May 14, 2008 and recorded on May 16, 2008.

Being the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company by Warranty deed from Carroll Michael Wray, a married man of record in Instrument No. 20141204-0111343 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on December 04, 2014.

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 1630 16th 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 December, 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 an 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 December, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

