This instrument prepared by and (MAIL)
instrument may be returned to:
KENNETH C. GRIM
OS NATIONAL
2170 Satellite Blvd., Ste. 200,
Duluth, GA 30097

Telephone No. (678) 527-7883

Send tax bills to:
JAX PROPERTIES, LLC
911 HOLLY TREE GAP
BRENTWOOD, TN 37027

Name and address of new owner:
JAX PROPERTIES, LLC
911 HOLLY TREE GAP
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 02/03/16 12:21 5 pgs
Fees:28.00 Taxes:1058.57
20160203-0010561

Map parcel number: 071-15-0-291.00
071-15-0-332.00
081-03-0-203.00
092-10-0-102.00

Source of title: 20130207-0012728
20130207-0012731
20130207-0012727
20130207-0012732

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

JRC PROPERTIES, LLC, a Tennessee limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

JAX PROPERTIES, LLC, a Tennessee limited liability company

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, except with respect to interests of third parties noted of record as of the date hereof, and subject to the following exceptions:

1. Lien of ad valorem taxes for the year 2015 and thereafter which are not yet due and payable.
2. Easements, rights of way, covenants and restrictions of record or apparent on the ground, or on, crossing or otherwise relating to the property; and any assessments (general or special) that may be imposed on the Property.
3. Zoning ordinances, building codes and other applicable laws, ordinances and governmental regulations affecting the Property.
4. Variations in the legal description, encroachments and any other matters that would be shown on a current and accurate survey of the Property.

Whenever 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 hand on 12/17/15, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JRC PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Name: JOEY D. HARGROVE
Title: MANAGING MEMBER

State of TENNESSEE
County of Williamson

Personally appeared before me the undersigned, JOEY D. HARGROVE (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of Grantor, and that he executed the same as the free act and deed of said Grantor.

Witness my hand, at office, this 17th day of December, 2015.

_____
Notary Public
My commission expires:
(Affix Seal)

My Commission Expires May 6, 2019

CAROLYN S. SWEARINGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUE AFFIDAVIT

State of TENNESSEE
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$286,100.00**.

_____
Affiant

Subscribed and sworn to before me this 17th day of December, 2015.

_____
Notary Public
My Commission Expires:
(Affix Seal)

My Commission Expires May 6, 2019

CAROLYN S. SWEARINGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

Address: 1228 JOSEPH AVE, NASHVILLE, DAVIDSON,TN 37207

Parcel Identification Number: 071-15-0-291.00

Client Code: 30812

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 39, ON THE PLAN OF SHARPE AND HORN'S SECOND ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

The instrument constituting the source of the Grantor's interest in the foregoing described property was a Deed recorded at Instrument # 20120313-0021684 in the Register's Office of Davidson County, Tennessee.

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Address : 1229 2ND AVE N, UNITS A & B, NASHVILLE, DAVIDSON,TN 37207

Parcel Identification Number: 071-15-0-332.00

Client Code: 30813

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LOT 79, ON THE PLAN OF BENEDICT LAND CO'S SUBDIVISION OF THE LINSLEY TRACT AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The instrument constituting the source of the Grantor's interest in the foregoing described property was a Deed recorded at Instrument # 20120329-0022974 in the Register's Office of Davidson County, Tennessee.

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Address: 2111 12TH AVE N, UNITS A & B, NASHVILLE, DAVIDSON,TN 37208

Parcel Identification Number: 081-03-0-203.00

Client Code: 30814

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 32 ON THE PLAN OF C.E. RAYMOND PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The instrument constituting the source of the Grantor's interest in the foregoing described property was a Deed recorded at Instrument # 20120730-0060004 in the Register's Office of Davidson County, Tennessee.

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Address: 2807 TORBETT ST, NASHVILLE, DAVIDSON, TN 37209
Parcel Identification Number: 092-10-0-102.00
Client Code: 30815

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

LOT 60, T.M. STEGER'S CLIFTON PIKE SUBDIVISION OF THE BARROW PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 112, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.SAID LOT 60 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF WEST HILL STREET, FORMERLY TORBETT AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.TRACT II:THE WEST ONE-HALF OF LOT 59, T.M. STEGER'S CLIFTON PIKE SUBDIVISION OF THE BARROW PLACE, A PLAN OF WHICH IS RECORDED IN PLAN BOOK 421, PAGE 112, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID WEST ONE-HALF OF LOT 59 FRONTS 20 FEET ON THE SOUTH SIDE OF HILL STREET KNOWN AS TORBETT AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.

The instrument constituting the source of the Grantor's interest in the foregoing described property was a Deed recorded at Instrument #20110602-0042031 in the Register's Office of Davidson County, Tennessee.

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The instrument constituting the source of the Grantor's interest in the foregoing described property was a Deed recorded at Instrument # 20160203-0010560 **in the Register's Office of Davidson County, Tennessee.**

TRUE COPY CERTIFICATION

I, Liz Dillon, do hereby make oath that I am a ~~licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia
County of Gwinnett

Personally appeared before me, Krista Murphy a notary public for this county and state, Liz Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary' Seal (if on paper)

KRISTA MURPHY NOTARY EXPIRES GEORGIA JUNE 12, 2017 PUBLIC FULTON COUNTY