This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Send Tax Bills To:
New Owner

New Owner is:
JRG Properties, LLC
1905 Cephas Street
Nashville, TN 37208

Map and Parcel
081-07-0-387.00

BILL GARRETT, Davidson County
Trans:T20160017528 DEEDWARR
Recvd: 03/03/16 10:58 3 pgs
Fees:17.00 Taxes:0.00
20160303-0020376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2016.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My commission expires: _____

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from Sandra Davis (Grantor) to JRG Investments, LLC (Grantee) has previously been executed and put of record in **Instrument No. 20151102-0110883**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **SANDREAS DEMONT SMITH**, has bargained and sold, and by these presents does transfer and convey unto **JRG PROPERTIES, LLC**, its successors and assigns, that 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. 37 on the Plan of Cephas Woodard Subdivision of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DaShanda S. Davis, an unmarried woman by Warranty deed from Kudzu Real Estate, Inc. of record in Instrument No. 20081030-0108449, Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on October 30, 2008. The said DaShanda S. Davis having since died intestate on February 4, 2015 leaving Sandreas Demont Smith as her sole heir at law as shown of record in Docket No. 2015P-1036, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to 1) Taxes for the current year, which have been prorated and assumed by Grantee 2) All matters shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee 3) Any and all existing easements

and restrictions as shown of record.

This is property commonly known as 1905 Cephas Street, Nashville, Tennessee 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, its successors and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind himself and his successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of February, 2016.

Sandreas Demont Smith

STATE OF TENNESSEE
COUNTY OF Obion

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

Witness my hand and official seal, this the 23rd of February, 2016.

Notary Public

CHRIS S. MCPHEARSON
STATE OF TENNESSEE NOTARY PUBLIC OBION COUNTY

My Commission Expires: May 21, 2017

WRC
JBM
JRG ~~Investments~~ Properties, LLC

By: William Crawley Authorized member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Crawley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Member of JRG ~~Investments~~ Properties, LLC, ~~the~~ within named bargainor, a limited liability company, and that he/she as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of February, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

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