Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160017528 DEEDWARR
Recvd: 03/03/16 10:59 2 pgs
Fees:13.00 Taxes:629.00
20160303-0020377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Krystal Sudberry Frederick March, III	New Owner	
1905 Cephas Street		081-07-0-387.00
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 **KRYSTAL SUDBERRY, AN UNMARRIED WOMAN AND FREDERICK MARCH, III, AN UNMARRIED MAN**, 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 Lot No. 37 on the Plan of Cephas Woodard Subdivision of Lots No: 5 and 6 Woodard Property 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 Sanreas 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.

Being the same property conveyed to JRG Investments, LLC* by Warranty deed from Sandra Davis of record in Instrument No. 20151102-0110883 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 02, 2015. **Erroneously referred to as JRG Investments, LLC.*

Further, being the same property conveyed to JRG Properties, LLC by Warranty Deed of Correction from Sandreas Demont Smith of record in Instrument No. 20160303-0020376, Register's Office for Davidson County, Tennessee, dated February ____, 2016 and recorded on February ____, 2016.

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 1905 Cephas Street, 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 26th day of February, 2016.

JRG Properties, LLC, a Tennessee Limited Liability Company

By: _____ Authorized Member
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 the 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 26th day of February, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018

