WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021574 DEEDWARR
Recvd: 03/16/16 13:41 2 pgs
Fees:13.00 Taxes:777.00
20160316-0025017

B-BP-16-826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GillHamp Investments, LLC	**Gillhamp Investments, LLC**	
(NAME)	(NAME)	**92-7-299.00**
110 N. Berwick Lane	**110 N. Berwick Ln.**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**Franklin, TN 37069**	
(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 consideration, the receipt of which is hereby acknowledged, **KEITH JORGENSEN AND KINI JORGENSEN, TRUSTEES OF THE JORGENSEN FAMILY TRUST DATED JUNE 30, 2000,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GILLHAMP INVESTMENTS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described real property situated in the County of Davidson, State of TN: Being Lot No. 12 on the Map of a Subdivision of Lot 17 of the Harding Lytle Tract of record in Plat Book 1, Page 95, Chancery Court of Nashville, Tennessee, to which reference is hereby made for a more complete description.

Less and Except the portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 30, 1979, from Joel Gordon and Sherron Weinberger of record in Book 5445, Page 686, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation to Keith Jorgensen and Kini Jorgensen, Trustees Of The Jorgensen Family Trust Dated June 30, 2000 as recorded on the 13th day of August, 2012 in Instrument No. 20120813-0072137 and Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to Federal Home Loan Mortgage Corporation as recorded on the 18th day of January, 2012 in Instrument No. 20120118-0004844, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF A SUBDIVISION OF LOT 17 OF THE HARDING LYTLE TRACT, as recorded in Plat Book 1, Page(s) 95 (Chancery Court), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Conveyance to Metropolitan Government recorded in Book 5445, Page 686.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **826 A, B, C 19th Avenue North, 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(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 the 14th DAY OF MARCH, 2016.

The Jorgensen Family Trust Dated June 30, 2000

BY: _____, Trustee
Keith Jorgensen, Trustee

BY: Kini Jorgensen, Trustee
Kini Jorgensen, Trustee

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Jorgensen and Kini Jorgensen, Trustees of The Jorgensen Family Trust Dated June 30, 2000 to me ~~known~~ (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of March, 2016.

_____
Notary Public
My Commission Expires: 7/31/2018
SEAL

MGC1 DIEM D. VUONG COMM. # 2073510 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY COMM. EXPIRES JULY 31, 2018 MGC1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212