Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160029401 DEEDWARR
Recvd: 04/11/16 15:50 2 pgs
Fees:13.00 Taxes:481.00
20160411-0034677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2016.

Notary Public

My commission expires: 8-23-2016

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

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:
Turnbull Partners, LLC	New Owner	
381 Mallory Station Road, Suite 204		081-11-0-357.00
Franklin, TN 37067		

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 **TURNBULL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 located in Davidson County, Tennessee, being the Southerly 50 feet of the Westerly 120 feet of Lot No. 299 on the Plan of D. T. McGavock & Others Addition, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Southerly 50 feet of the Westerly 120 feet of Lot No. 299 fronts 50 feet on the Easterly margin of 16th Avenue North and runs back between parallel lines 120 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Eugene Patton and wife, Theresa A. Patton by Warranty Deed from Selma Mumphrey of record in Instrument No. 20070717-0084858 Register's Office for Davidson County, Tennessee, dated July 12, 2007 and recorded on July 17, 2007.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Warranty Deed from Theresa A. Patton, sole surviving spouse of Eugene Pattton, deceased of record in Instrument No. 20140605-0049055, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on June 05, 2014.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Quitclaim Deed from Ocwen Loan Servicing, LLC of record in Instrument No. 20140703-0058706, Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on July 03, 2014.

Being the same property conveyed to JRG Properties, LLC by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20140829-0079153, Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on August 29, 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 1628 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 8th day of April, 2016.

JRG Properties, LLC, a Tennessee Limited Liability Company

Shawn Rohan, 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 Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of JRG Properties, LLC, a Tennessee Limited Liability Company, and that he/she, 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 8th day of April, 2016.

Notary Public

My Commission Expires: 7-2-2018

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