WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033322 DEEDWARR
Recvd: 04/22/16 14:03 2 pgs
Fees:13.00 Taxes:392.20
20160422-0039393

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-20-2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JRC Properties, LLC, a Tennessee limited liability company	JRC Properties, LLC, a Tennessee limited liability company	059-16-0-088.00
(NAME)	(NAME)	
911 Holly Tree Gap Road	911 Holly Tree Gap Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **State of Tennessee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JRC Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, 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. 99 on the Plan of J.B. Haynie's Cleveland Plan of record in Plat Book 161, Page 35, 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 part of the same property conveyed to Temicka Campbell by deed from Puush Managment, LLC, a Tennesee limited liability company dated October 2, 2014 and recorded on October 3, 2014 in Instrument No: 20141003-0091780, Register's Office for Davidson County, Tennesee, and the same being conveyed to State of Tennessee by Notice of Lien Lis Pendens recorded on March 20, 2015 of record in Instrument No: 20150320-0024374, said Register's Office; and Judgment of Forfeiture recorded on October 20, 2015 in Instrument No: 20151020-010695, and Instrument No: 20151020-0106699, Register's Office for Davidson, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2432 Adlai Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 21st day of April, 2016.

STATE OF TENNESSEE

Edward S. Ryan
Assistant District Attorney

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Edward S. Ryan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Assistant District Attorney of State of Tennessee and that he as such Assistant District Attorney executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Assistant District Attorney.

WITNESS my hand and seal this 21st day of April, 2016.

Notary Public Janet Adams
My Commission Expires: _____

File No.: 161595

