BILL GARRETT, Davidson County
Trans: T20160047657 DEEDWARR
Recvd: 06/06/16 15:20 2 pgs
Fees: 13.00 Taxes: 481.00

20160606-0056976

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Meredith Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JRG Properties, LLC	NEW OWNER	148 02 0 040.00
(NAME)	(NAME)	
104 Eastpark Drive Ste 300		
(ADDRESS)	(ADDRESS)	
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, I, **Gilbert A. Godwin,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JRG Properties, LLC,** 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. 80 on the plan of Luna Heights, Section 3, of record in Book 2900, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot No. 80 fronts 230 feet on a curve on the northerly margin of Luna Court and runs back 160.1 feet on the northerly side and 218.5 feet on the westerly side to a dead line in the rear on which it measures 85.1 feet thereon.

Being the same property conveyed to Gilbert A. Godwin from Teresa A. Godwin by virtue of QuitClaim Deed dated August 12, 1994 and recorded May 7, 1996.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities of record.

unimproved ☐

This is improved ☑ property, known as 3405 Luna Court, Nashville, TN 37211
(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 31st day of May, 2016.

Gilbert A. Godwin

State of Tennessee
County of Rutherford

Personally appeared before me Gilbert A. Godwin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14320

