BILL GARRETT, Davidson County
Trans:T20160060028 DEEDWARR
Recvd: 07/13/16 13:48 2 pgs
Fees:13.00 Taxes:318.20
20160713-0071836

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of July, 2016, by and between Ruby Jean Brown, unmarried, and Jacqueline G. Brown married, party of the first part, and JRG Properties, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 440 ON THE PLAN OF BORDEAUX HILLS SUBDIVISION, SECTION 9, AS OF RECORD IN BOOK 4175, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR DESCRIPTION.

Being all or part of the same property conveyed to Mrs. Ruby J. Brown and Jacqueline G. Brown by virtue of that certain Quit Claim Deed dated January 29, 1996, at Book 9930, Page 884 in the Register's Office of Davidson County, Tennessee.

Ruby Jean Brown is one and the same as Mrs. Ruby J. Brown. Jacqueline G. Brown warrants that this property has never been used as her primary residence.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4195, Page 116 and Book 4405, page 427 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ruby Jean Brown, by Jacqueline G Brown Attorney in Fact
Ruby Jean Brown, by Jacqueline G. Brown , Attorney In Fact

Jacqueline G Brown
Jacqueline G. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2016, before me personally appeared Jacqueline G. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ruby Jean Brown and acknowledged that she executed the same as the free act and deed of the said Ruby Jean Brown.

WITNESS my hand and official seal at office this 12th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jacqueline G. Brown , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G. Brown, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Ruby Jean Brown, the principal

This 12th day of July, 2016

Jacqueline G. Brown

State of Tennessee
County of Davidson

Sworn to and subscribed before me by Jacqueline G. Brown this 12th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: JRG Properties, LLC
104 East Park Drive
Bldg. 300
Brentwood, TN 37027

Tax Parcel No 08007010600

Property Address: 3336 Hospital Lane
Nashville, TN 37218

MAIL TAX
BILLS TO: JRG Properties, LLC
104 East Park Dr
Bldg. 300
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $86,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY