16-1-367

BILL GARRETT, Davidson County
Trans:T20160065025 DEEDWARR
Recvd: 07/28/16 13:18 3 pgs
Fees:18.00 Taxes:340.40
20160728-0077833

16-1-367

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of July, 2016 by and between Dana Jones, Executrix of the Judy Green Clayton Estate and Dana E. Jones, Arnold Lee Jones, Jr. and Sonya L. Green, individually hereinafter referred to as GRANTOR, and JRG Properties, LLC, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58-B on the Plan of the Resubdivision of Lot 14, of Anderson Estates, of record in Book 4470, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy E. Tinch Green and James E. Clayton, unmarried persons, as joint tenants with right of survivorship by Quitclaim Deed from Judy E. Tinch, now being Judy E. Tinch Green, unmarried, dated March 10, 1999, recorded March 12, 1999, of record in Book 11383, page 166, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Bertha Kennedy and Judy E.. Tinch, unmarried persons as joint tenants, with right of survivorship, by Warranty Deed from Mildred Clair Petre, now being, Mildred Ivanov, dated June 29, 1991, recorded July 3, 1991, of record in Book 8390, page 810, Register's Office for Davidson County, Tennessee. The said Bertha Kennedy having since died, and title vested in Judy E. Tinch, now being Judy E. Tinch Green, unmarried.

Judy E. Tinch Green, now known as Judy Green Clayton by marriage to James E. Clayton. Judy Green Clayton is also known as Judith Estelle Green.

The said James E. Clayton having predeceased (September 16, 2015) Judy Green Clayton and property vested in Judy Green Clayton as surviving tenant. The said Judy Green Clayton having died on October 18, 2015. The Last Will and Testament of Judy Green Clayton dated September 22, 2015, Filed February 25, 2016, of record in Probate Case #16P-277, Davidson County Probate Court. Dana Jones has been appointed Executrix of the estate of Judy Green Clayton by Order of Probate filed February 25, 2016, Case #16P-277, Probate Court of Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 226 May Drive, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dana Jones

Dana Jones, Executrix of the Judy Green Clayton Estate

Dana E Jones

Dana E. Jones

Arnold Lee Jones, Jr.

Sonya L Green

Sonya L. Green

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, AARON FLETCHER, a Notary Public of said State and County aforesaid, personally appeared **Dana Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the **Judy Green Clayton Estate**, the within named bargainor, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the Judy Green Clayton Estate by herself as Executrix .

Witness my hand and seal, at office in NASHVILLE, this the 27th day of June, 2016.

Aaron L

Notary Public
My Commission Expires: 07/02/18

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Dana E. Jones and Arnold Lee Jones, Jr. and Sonya L. Green, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of July, 2016.

Aaron L

Notary Public

My Commission Expires: 07/02/18

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Name and Address of Property Owner:
JRG Properties, LLC
104 Eastpark Dr, Ste 300
Brentwood, TN 37027

Send Tax Statements to:

_New Owner_____

Map & Parcel: 043-10-080.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $92,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Dana Jones
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of July, 2016.

Aaron Fletcher
Notary Public

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

My Commission Expires: 07/02/18

RETURN TO:

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