Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2016.

Notary Public

My commission expires: 7-2-2018

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:
JRG Properties, LLC	New Owner	
104 East Park Drive #300		043-05-0-073.00, 043-05-0-259.00 043-05-0-088.00 & 043-05-0-089.00
Brentwood, TN 37027		

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, **RONNIE LYNN PEPPER, CO-TRUSTEE AND J.D. SHEPHERD, CO-TRUSTEE OF THE PEPPER FAMILY TRUST DATED 7/26/95**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JRG PROPERTIES, 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:

Property 1 (043-05-0-073.00):

Land in Davidson County, Tennessee, being Lot No. 8-A on the Plan of Resubdivision of Lot No. 8, Block E, Crestview Estates of record in Plat Book 5190, Page 20, 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 a portion of the same property conveyed to Ronnie Lynn Pepper and J.D. Shepherd, Co-Trustees of the Pepper Family Trust dated 7/26/95 by Quitclaim deed from Ronnie Lynn Pepper and Michael Smith Flanagan, Substitute Co-Trustees of the Pepper Family dated 7/26/95 of record in Instrument No. 20031110-0164142 Register's Office for Davidson County, Tennessee, dated November 04, 2003 and recorded on November 10, 2003.

Being also known as 818 Brooks Avenue Madison, TN 37115.

Property 2 (043-05-0-259.00):

Land in Davidson County, Tennessee, being Lot No. 8-B on the Plan of Resubdivision, Lot No. 8, Block "E", Crestview Estates of record in Plat Book 5190, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BILL GARRETT, Davidson County
Trans:T20160078932 DEEDWARR
Recvd: 09/08/16 14:54 3 pgs
Fees:18.00 Taxes:999.00
20160908-0094751

Being a portion of the same property conveyed to Ronnie Lynn Pepper and J. D. Shepherd, Co-Trustees of the Popper Family Trust dated 7/26/95 by Quitclaim deed from Ronnie Lynn Pepper and Michael Smith Flanagan, Substitute Co-Trustees of the Popper Family Trust dated 7/26/95 of record in Instrument No. 20031110-0164142 Register's Office for Davidson County, Tennessee, dated November 04, 2003 and recorded on November 10, 2003.

Being also known as 816 Brooks Avenue Madison, TN 37115.

Property 3 (043-05-0-088.00):

Land in Davidson County, Tennessee, being Lot No. 21 in Block "E" on the Plan of Crestview Estates of record in Plat Book 843, Page 81, 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 the same property conveyed to Ronnie Lynn Pepper and J. D. Shepherd, Co-Trustees of the Pepper Family Trust dated 7/26/95 by Quitclaim Deed from Ronnie Lynn Pepper and Michael Smith Flanagan, Substitute Co-Trustees of the Pepper Family Trust dated 7/26/95, of record in Instrument No. 20031110-0164142, Register's Office for Davidson County, Tennessee, dated November 04, 2003 and recorded on November 10, 2003.

Being also known as 745 Cedarcrest Avenue, Madison, Tennessee 37115.

Property 4 (043-05-0-089.00):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 19 & 20, Block "E" of Crestview Estates of record in Plat Book 5190, Page 124, 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 a portion of the same property conveyed to Ronnie Lynn Pepper and J. D. Shepherd, Co-Trustees of The Pepper Family Trust dated July 26, 1995 by Quitclaim deed from Ronnie Lynn Pepper and Michael Smith Flanagan, Substitute Co-Trustees of The Pepper Family Trust dated July 26, 1995 of record in Instrument No. 20031110-0164142 Register's Office for Davidson County, Tennessee, dated November 04, 2003 and recorded on November 10, 2003.

Being also known as 741 Cedarcrest Drive, Madison, TN 371152824.

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.

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 2nd day of September, 2016.

Pepper Family Trust dated 7/26/95

Co Trustee

Ronnie Lynn Pepper, Co-Trustee

J.D. Shepherd Co-Trustee

J.D. Shepherd, Co-Trustee

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 Ronnie Lynn Pepper, Co-Trustee of the Pepper Family Trust dated 7/26/95, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2016.

Notary Public

My Commission Expires:

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

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 J.D. Shepherd, Co-Trustee of the Pepper Family Trust dated 7/26/95, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2016.

Notary Public

My Commission Expires:

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