Davidson County	DEEDWARR
Recvd: 09/14/16 15:59	3 pgs
Fees:18.00 Taxes:739.63	
20160914-0096875	

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2016.

Notary Public
My Commission Expires: 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

16-0481

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kerols M. Kerols	US Bank National Assoc	
5161 Pebble Creek Drive	7601 Penn Ave Ste A1	149-07-0B-011.00-CO
Antioch, TN 37013-1871	Richfield, MN 55423	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

JGL Investments, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kerols M. Kerols, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Phase One, Canyon Ridge Subdivision of record in Plat at Instrument No. 20031006-0146727, amending the P.U.D. Boundary Plat for Canyon Ridge of record in Plat Book 9700, page 805, both 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 Juan Olano by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York as Trustee (CWLT 2005-20CB), by its Attorney in Fact Bayview Loan Servicing, LLC of record in Instrument No. 20150330-0027056 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 30, 2015.

Being the same property conveyed to JGL Investments LLC by Quitclaim deed from Juan Olano of record in Instrument No. 20150709-0066948 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on July 09, 2015 and Affidavit of Scrivener' s Error recorded on August 24, 2015, of record in Instrument No. 20150824-0085424.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5161 Pebble Creek Drive, Antioch, TN 37013.**

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 our hands this 16th day of September, 2016.

JGL Investments, LLC

BY: _____
Luis F. Guerra--Member

BY: _____
Juan C. Olano--Member

STATE OF FLORIDA

COUNTY OF Broward

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Luis F. Guerra and Juan C. Olano, who acknowledged themselves to be the Members of JGL Investments, LLC, the bargainor, and who, as such Members, and being so authorized to do, executed the within instrument by signing on behalf of JGL Investments, LLC by themselves as Members for the purposes contained therein.

Witness our hands and official seal at 4474 Weston Rd Davie, Florida this 10th day of September, 2016.

ORNELLA MARIA ELENA PANVINI
Notary Public - State of Florida
My Comm. Expires May 29, 2018
Commission # FF 127601

_____
Notary Public

My Commission Expires: May 29, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

