Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Affiant Subscribed and sworn to before me, this the 4th day of November, 2016. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160098991 DEEDWARR
Recvd: 11/08/16 16:01 2 pgs
Fees:13.00 Taxes:610.50
20161108-0118346

Address of New Owner(s) as follows:	Send Tax Bills To:	
JRG Properties, LLC	New Owner	
104 East Park Drive, Building 300		031-00-0-095.00
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, **GREENLEAF REAL ESTATE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land situated in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, being the northwest corner of Lot #1, of the Clyde L. Owens subdivision, not of record, deeded to Gus Capps; thence with the easterly margin of the Whites Creek Pike 200 feet to a point; thence north 58 degrees 57' east (which line is parallel to Lot #1 of the Clyde L. Owens subdivision, not of record) 230 feet to a point; thence in a southerly direction and parallel to the easterly margin of Whites Creek Pike 200 feet to the northerly line of the Claude L. Owens Lot #1; thence with said line 200 feet to the margin of Whites Creek Pike, point of beginning; containing one acre, more or less.

Being the same property conveyed to Bryan Capps by Quitclaim deed from Bryan Capps, Successor Trustee, The Gus M. and Margaret B. Capps Revocable Living Trust dated July 17, 2000 of record in Instrument No. 20081120-0114457 Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded on November 20, 2008.

Being the same property conveyed to Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Bryan Capps, an Unmarried Man of record in Instrument No. 20151211-0125033 Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 11, 2015.

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.

This is improved property known as 4699 Whites Creek Pike, Whites Creek, TN 37189.

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 4th day of November, 2016.

Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company

William Greenleaf, Sole Member

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 William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2016.

Notary Public

My Commission Expires:

