BILL GARRETT, Davidson County
Trans:T20170005988 DEEDWARR
Recvd: 01/20/17 15:21 2 pgs
Fees:13.00 Taxes:592.00

20170120-0006738

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 19th day of January, 2017. Notary Public My commission expires: 7-2-18

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		069-04-0-205.00
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, **JARROD PEACE, A MARRIED MAN***, 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 in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section 4-A, Haynes Park of record in Plat Book 4860, Page 39, 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 Michael E. Martinez and wife, Lanetra D. Martinez by Warranty Deed from Lester McClain, married, of record in Book 10345, page 352, Register's Office for Davidson County, Tennessee, dated February 4, 1997 and recorded on February 10, 1997. The said Michael E. Martinez, died January 19, 2002, leaving his wife, Lanetra Martinez, as the surviving tenant by the entirety, as further evidenced by Affidavit of Heirship recorded in Instrument No. 20070905-0106475 and Instrument No. 20070905-0106476, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Brandt and Eric Sox by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, of record in Instrument No. 20160531-0054536, Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 31, 2016.

Being the same property conveyed to Jarrod Peace, a married man by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20160613-0059527 Register's Office for Davidson County, Tennessee, dated June 08, 2016 and recorded on June 13, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

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 388 Kingview Drive, Nashville, TN 37218.

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 19th day of January, 2017.

Jarrod Peace

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 Jarrod Peace, 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 19th day of January, 2017.

Notary Public

My Commission Expires: 7-2-18

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