WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026289 DEEDWARR
Recvd: 03/29/17 09:42 2 pgs
Fees:13.00 Taxes:1905.50
20170329-0030368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF 2017.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anntippia Short and Lee L. Short	Same as new owner	
(NAME)	(NAME)	
1110 Argyle Ave.		105-5-246
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JDG INVESTMENTS, LLC AND AR REALTY, LLC, JOINT VENTURE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNTIPPIA SHORT LEE L. SHORT**, HEREINAFTER CALLED THE GRANTEES, 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 42, on the Plan of Bransford Realty Company's Re-Subdivision of the North part of A. B. Hill Subdivision of the Plan of Lands, as of record in Book 421, Page 77, described according to a survey of Barge, Waggonner and Sumner, dated June 28, 1971, as follows: Beginning at an iron pin being 200 feet from the Northwest intersection of Argyle Avenue and 11th Avenue South; thence with the margin of said Avenue; thence leaving the margin of said Avenue, North 9 degrees 23 minutes East 150 feet to an iron pin in the Southerly margin of alley 658; thence with the margin of said alley South 84 degrees 39 minutes East 40 feet to an iron pin; thence leaving said alley South 9 degrees 23 minutes West 150 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from JDG Investments, LLC to JDG Investments, LLC and AR Realty, LLC Joint Venture, as recorded on the 28th day of May, 2015 in Instrument No. 20150528-0049167, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1110 Argyle Ave., Nashville, TN 37203
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 22 day of March, 2017

JDG INVESTMENTS, LLC

BY: Dekisha Wilson

DEKISHA WILSON, AUTHORIZED AGENT

AR REALTY, LLC

BY: Adam Ripmaster

ADAM RIPMASTER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared DeKisha Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Agent of JDG Investments, LLC the within named bargainor, a limited liability company and that she as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 22 day of March, 2017.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Adam Ripmaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of AR Realty, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 22 day of March, 2017.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019

Notary Public