BILL GARRETT, Davidson County
Trans:T20170034945 DEEDWARR
Recvd: 04/25/17 15:55 3 pgs
Fees:18.00 Taxes:3552.00
20170425-0040679

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $960,000.00.

Meredith Macy
Affiant

Subscribed and sworn to before me, this the 19th day of April, 2017.

Notary Public

My commission expires:

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		104-06-0-348-00
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, **WILLIAM GREENLEAF AND JENNIFER B. GREENLEAF, A MARRIED COUPLE AND JAMES T. BAXTER AND SHARON SMITH BAXTER, A MARRIED COUPLE**, 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 located in Nashville, Davidson County, Tennessee said land being part of Lot 11, Block "2", Fairfax Place described according to a survey dated 1-22-13 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (New) on the Easterly margin of 32nd Avenue South, said rod being the Southwest corner of Lot 10, Block 2 of Fairfax Place (Book 547, Pages 137 & 138 Register Office Davidson County, Tennessee) owned by Quentin Eichbaum and Daniela Popa (Instrument No. 20110603-0042523 Register's Office Davidson County, Tennessee) and the Northwest corner of Lot 11, Block 2 of said Fairfax Place; thence with the Southerly line of said Lot 10, Block 2, South 76 degrees 29' 08" East 104.66 feet to an iron rod (New) at the Northwest corner of the Charles W. Hewgley, IV Land (Book 11552, Page 704 Register's Office Davidson County, Tennessee); thence with said Hewgley South 16 degrees 21' 42" West 78.48 feet to an iron rod (New) on the common line between said Lot 11 and of Lot 12, Block "2" of said Fairfax Place; thence with said common line North 76 degrees 29' 08" West 100.05 feet to an iron rod (New) on said Easterly margin of 32nd Avenue South; thence with said Easterly margin with a curve to the left that has a radius of 426.08 feet a chord bearing and distance of North 12 degrees 59' 49" East 78.38 feet to an arc length of 78.38 feet to the Point of Beginning the described land containing 7927.96 sq. ft. or 0.18 acres more or less.

Being the same property conveyed to William Greenleaf and Jennifer B. Greenleaf, a married couple and James T. Baxter and Sharon Smith Baxter, a married couple by Warranty deed from Robert Ezell Jones and wife, Deborah Leppink Jones of record in Instrument No. 20141001-0090781 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 01, 2014.

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 506 32nd Avenue South, Nashville, TN 37212.

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 April, 2017.

William Greenleaf

Jennifer B. Greenleaf

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 and Jennifer B. Greenleaf, 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 April, 2017.

Notary Public

My Commission Expires: 7-2-2018

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of April, 2017.

James T. Baxter

Sharon Smith Baxter

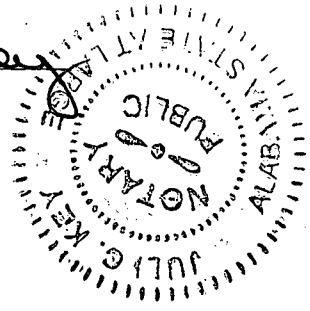
Sharon Smith Baxter

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James T. Baxter and Sharon Smith Baxter, 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 April, 2017.

Notary Public



My Commission Expires:

My Commission Expires 01/17/2018