Warranty Deed

Davidson County DEEDWARR Recvd: 07/11/17 13:46 3 pgs Fees:18.00 Taxes:647.50 **20170711-0069727**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Ashley Lewis Affiant Subscribed and sworn to before me, this the 7th day of July, 2017. Notary Public My commission expires: 5/25/20

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

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Daniel Spohn Diana Young	Equity Prime Mtg LLC	
1493 Snell Boulevard	5 Concourse Pkwy Queen Bldg	080-12-0-013.00
Nashville, TN 37218	Ste 2250 Atlanta, GA 30328	

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, **JRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL SPOHN, UNMARRIED, AND DIANA YOUNG, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP**, 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. 258 on the Plan of Section One Bordeaux Gardens of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 258 fronts 70 feet on the Northerly margin of Snell Boulevard and extends back 94.95 feet on the Westerly line and 135.69 feet on the Easterly line to a dead line in the rear measuring 66.20 feet thereon.

Being the same property conveyed to Johnnie Ruth Armstrong by Quitclaim deed from George E. Johnson of record in Book 6819, page 434, Register's Office for Davidson County, Tennessee, dated March 19, 1986 and recorded on April 02, 1986.

Johnnie Ruth Armstrong died June 3, 2016. Carletha Battle was named Administrator of her estate at Docket No. 16P-1341 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to JRG Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Carletha Battle, administrator of the estate of Johnnie Ruth Armstrong, deceased of record in Instrument No. 20170214-0015444 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 14, 2017.

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 1493 Snell Boulevard, 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 7th day of July, 2017.

JRG Properties, LLC

Jonathan Jones, Authorized 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 Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of JRG Properties, 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 7th day of July, 2017.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

