Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1214

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of July, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Liam VonElbe 2432 Adlai Street Nashville, TN 37207-3818	Same as new owner	059-16-0-088.00

WARRANTY DEED

FOR AND IN 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, I/WE,

JRC Properties, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Liam VonElbe, unmarried

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 No. 99 on the Plan of J.B. Haynie's Cleveland Plan of record in Plat Book 161, Page 35, 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 a portion of the same property conveyed to PUUSH Management, LLC, a Tennessee Limited Liability Company by Warranty deed from Barbara J. Johnson, unmarried of record in Instrument No. 20140929-0089650 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on September 09, 2014.

Being a portion of the same property conveyed to Temicka Campbell by Quitclaim deed from PUUSH Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141003-0091780 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 03, 2014.

Being the same property conveyed to the State of Tennessee by Notice of Lien Lis Pendens of record in Instrument Number 20150320-0024374 and by Judgment of Forfeiture in favor of State of Tennessee and against Temicka Campbell, recoded in Instrument No. 20151020-0106695 and in Instrument No. 20151020-0106699, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JRC Properties LLC, a Tennessee Limited Liability Company by Warranty deed from State of Tennessee of record in Instrument No. 20160422-0039393 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 22, 2016.

BILL GARRETT, Davidson County
Trans:T20170065315 DEEDWARR
Recvd: 07/31/17 10:50 2 pgs
Fees:13.00 Taxes:684.50
20170731-0077235

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2432 Adlai Street, Nashville, TN 37207-3818.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of July, 2017.

JRC Properties, LLC

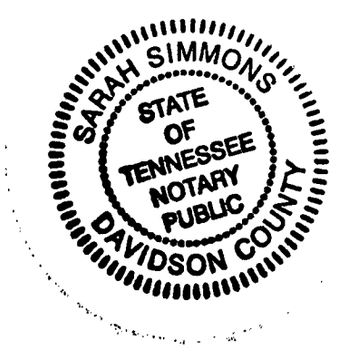
Joey D Hargrove

By: Joey D. Hargrove
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joey D. Hargrove with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Sole Member of JRC Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Sole Member.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of July, 2017.



(Notary Seal)

Sarah Simmons

Notary Public
My Commission Expires: 5/8/2018