G#29895-2
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX #14
File #17-1244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R & M, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Calle Jarnkrook, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 of Block G on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 of record in Book 1130, pages 71 and 72, Register's Office for said County to which reference is made for a complete description thereof.

Being the same property conveyed to R & M, LLC, a Tennessee limited liability company by deed from Wende H. Stambaugh, dated June 24, 2016, of record in Instrument No. 20160624-0064918, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 806, Page 686, Register's Office for Davidson County, Tennessee;

3) Perpetual Joint Driveway Easement dated February 3, 1964, for ingress and egress running along a strip of land along the southwesterly margin of Lot 14 and the northeasterly margin of Lot 13, extending back from the northerly margin of Taggart Avenue, 79.07 feet, more or less, and being situated approximately 9 feet on Lot 13 and approximately 9 feet on Lot 14, all as set out in Book 3768, Page 570, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: 130 Taggart Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20170076248 DEEDWARR
Recvd: 08/31/17 10:19 2 pgs
Fees:13.00 Taxes:6382.50
20170831-0089567

WITNESS THE EXECUTION HEREOF this 30th day of August, 2017.

R & M, LLC

Rod E. Wilkins, Chief Manager

Rod E. Wilkins, Chief Manager

State of Tennessee)
County of Davidson)

On this 30th day of August, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Rod E. Wilkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Chief Manager of the maker, R & M, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of R & M, LLC, as Chief Manager.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,725,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of August, 2017.

Notary Public

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Calle Jarnkrook	**"New Owner"**	**130-05-0-073.00**
130 Taggart Avenue		
Nashville, TN 37205		