BILL GARRETT, Davidson County
Trans:T20170078130 DEEDWARR
Recvd: 09/06/17 15:22 2 pgs
Fees:13.00 Taxes:442.15
20170906-0091734

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of August, 2017, by and between Estate of Sylvester Roland, Jr. Davidson County Probate Court, TN Docket No. 14P723, party of the first part, and JRG Properties, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for said County.

Beginning on the southeasterly margin of Vanderhorst Drive, at the corner of Lot Nos. 88 and 89; thence with the line between said two lots, southeasterly 112.8 feet to a point in the northern boundary line of Lot No. 112; thence with the line between Lots Nos. 87, 88 and 112, southwesterly 119.8 feet to the northeasterly margin of Crouch Drive (erroneously referred to as Courch Drive in prior deed); thence with the same, northwesterly 59 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northeasterly 36.11 feet to the southeasterly margin of Vanderhorst Drive; thence with the same, northeasterly 83.68 feet to the beginning.

Being the same property conveyed to Sylvester Roland, Jr. and Tamar M. Roland by virtue of Warranty Deed dated November 23, 1965, and being of record at Book 3963, Page 77 in the Register's Office of Davidson County, Tennessee.

Tamar M. Roland pre-deceased Sylvester Roland, Jr. April 4, 1991 leaving Sylvester Roland, Jr. as the remaining tenant by the entirety. Sylvester Roland, Jr., died testate on March 20, 2014 and his will has been probated at Docket No. 14P723 in the Probate Court of Davidson County, Tennessee.

The estate has been declared insolvent and this property is being sold by Court Order Approving the Sale Filed August 18, 2017 at Docket No. 14P723 in the Probate Court of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record at Plat Book 3600, Page 85; Book 3829, Page 720; and, Book 3840, Page 404 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

WITNESS the signature of the party of the first part the day and year first above written.

Deborah Roland, Personal Representative

Estate of Sylvester Roland, Jr. Davidson County Probate Court, TN Docket No. 14P723
By: Deborah Roland, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deborah Roland, Personal Representative, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-2021

Property Owner & Address: JRG Properties, LLC, a Tennessee Limited Liability Company

104 East Park Drive #300, Brentwood, TN 37027

Tax Parcel No 05915008400

Property Address: 3802 Crouch Dr.
Nashville, TN 37207

MAIL TAX BILLS TO: **JRG Properties, LLC, a Tennessee Limited Liability Company**
104 East Park Drive #300, Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $119,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2017.

Carmen Coats

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018