WARRANTY DEED

JONATHAN CHRISTOPHER BYER
Notary Public - State of New York
No. 02BY6320773
Qualified in New York County
My Commission Expires March 9, 20 1 7

G-BHHS-17-1103

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: March 9, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Sigler	**New Owner**	
(NAME)	(NAME)	
904B Knox Avenue	**904B Knox Ave**	**118-01-0-134.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOLA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY SIGLER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 131 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 the same property conveyed to Jola, LLC, Tennessee limited liability company by Special Warranty deed from Peggy D. Mathes, Administrator of the Estate of Mattie E. Gurley, pursuant to an order of the Seventh Circuit of Davidson County, Tennessee, Probate Docket No. 12P-1034 of record in Instrument No. 20121220-0117638 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on December 20, 2012.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1103 Montrose Ave., Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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
Batch# 1568 **DEEDWARR**
09/18/2017 09:38:51 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20170918-0094962

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2017.

Jola, LLC

BY: _____
Lauren G. Dell
Manager

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN G. DELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of JOLA, LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2017.

_____
Notary Public
My Commission Expires: March 9, 2019
(SEAL)

JONATHAN CHRISTOPHER BYER
Notary Public - State of New York
No. 02BY6320773
Qualified in New York County
My Commission Expires March 9, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212