Bill Garrett Davidson County
Batch# 1943 DEEDWARR
09/18/2017 03:02:23 PM 2 pgs
Fees: $13.00 Taxes: $455.10
20170918-0095410

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
JRG Properties, LLC
104 Eastpark Drive, Suite 300
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE
Franklin Synergy Bank
40 Moss Land Ste 315
Franklin, Tennessee 37064

MAP 092
GROUP 05 0
PARCEL 273.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Real Estate Rentals, LLC a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **JRG Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being lot no. 92 on the plan of College Hill, section II, as of record in Book 2133, page 52, Register's office for Davidson County, Tennessee and described as follows: said Lot no 92 fronts 85 feet on the northerly side of Clifton avenue and extends back between parallel lines 121.00 feet to a dead line.

Being the same property conveyed to Real Estate Rentals LLC, a Limited Liability Company by deed from Integrity Real Estate LLC, of record in Instrument No 20170726-0075487, Register's Office for said County, dated July 20, 2017, and Recorded on July 26, 2017

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2133, page 52, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3510 Clifton Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JRG Properties, LLC, a Tennessee Limited Liability Company,** its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS our hands this the 15th day of September, 2017.

Real Estate Rentals, LLC a Tennessee limited liability companyLLC

President

By: Eric Sox, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Real Estate Rentals, LLC a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 15th day of September, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $123,000.00.

KellyRay

AFFIANT

Subscribed and sworn to before me on this 15th day of September, 2017.

Carmen Coats

NOTARY PUBLIC
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2018