17-1-504

Bill Garrett Davidson County
Batch# 18851 DEEDWARR
10/27/2017 09:50:40 AM 2 pgs
Fees: $13.00 Taxes: $111.00
20171027-0110250

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of October, 2017 by and between Roy T. Weatherholt and Jacob Douglas Stone and Thomas Carter Stone, hereinafter referred to as GRANTOR, and JRG Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of the Resubivision of Lot 2, Roy T. Weatherholt Sub., and the Resubdivision of Lot 2, Farview Heights, of record in Instrument No. 20080314-0025971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Roy T. Weatherholt, Jacob Douglas Stone and Thomas Carter Stone, as joint tenants with full rights of survivorship, by Quitclaim Deed, from Roy T. Weatherholt, Dated March 5, 2014, recorded March 6, 2014, of record in Instrument No. 20140306-0018989, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Roy T. Weatherholt, by Quitclaim Deed, from Betty R. Weatherholt, dated August 20, 2010, recorded September 10, 2010, of record in Instrument No. 20100910-0072201, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to Roy T. Weatherholt, by Warranty Deed, from Jerald E. Baker, and wife, Donna R. Baker, dated February 8, 2002, recorded February 12, 2002, of record in Instrument No. 20020212-0018573, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 936 Snow Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Roy T. Weatherholt

Thomas Carter Stone
by Roy T. Weatherholt attorney in fact

Jacob Douglas Stone
by Roy T. Weatherholt attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Roy T. Weatherholt, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of October, 2017.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of October, 2017 before me personally appeared Roy T. Weatherholt, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jacob Douglas Stone and Thomas Carter Stone, and acknowledged that he/she executed the same as the free act and deed of said Jacob Douglas Stone and Thomas Carter Stone.

Witness my hand, at office, this 18th day of October, 2017.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
JRG Properties, LLC
936 Snow Avenue,
Madison, TN 37115

Send Tax Statements to:
JRG Properties, LLC
104 East Park Drive Bldg 300
Brentwood, TN 37027

Map & Parcel: 043 060 355.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $30,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of October, 2017.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

RETURN TO:
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ORT Form 3956 (Rev. 1/22/07)