WARRANTY DEED

Bill Garrett Davidson County
Batch# 76532 DEEDWARR
04/05/2018 10:29:34 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20180405-0032009

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-22-22
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert S. Lipscomb	CMG Mortgage Inc.	
(NAME) 617 Farview Drive	(NAME) 3160 Crow Canyon Rd #400	04306034200
(ADDRESS) Madison, TN 37115	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($249,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT S. LIPSCOMB, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2, on the plan of the Resubdivision of Lot 2, Roy T. Weatherholt Subdivision, 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 the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Roy T. Weatherholt and wife, Nancy Susan Cross Weatherholt, Thomas Carter Stone and Jacob Douglas Stone, dated October 18, 2017, recorded October 27, 2017, of record in Instrument No. 20171027-0110251, Register's Office for Davidson County, Tennessee.

Previously being 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.

Further previously being 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 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.

unimproved ☐
This is improved ☒ property, known as 617 Farview Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

1447

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness JRG Properties, LLC, a Tennessee limited liability company this 2 day of April, 2018.

JRG Properties, LLC

BY: _____
Jonathan Jones
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan L. Jackson, a Notary Public of said State and County aforesaid, personally appeared Jonathan Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of JRG Properties, LLC the within named bargainor, a limited liability company and that he as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member

Witness my hand and official seal at Franklin , Tennessee this 2 day of April, 2018.

Commission Expires: _____

_____
Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019