Bill Garrett Davidson County
Batch# 91060 DEEDWARR
05/11/2018 10:31:20 AM 2 pgs
Fees: $13.00 Taxes: $517.63
20180511-0045278

Warranty Deed

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2018.

Notary Public

My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Vladimir S. Urbino Rodriguez	**Mortgage Investors Group**	
325 Hickory Street	**8320 East Walker Springs, Ste 200**	043-13-0-333.00
Nashville, TN 37115	**Knoxville, TN 37923**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VLADIMIR S. URBINO RODRIGUEZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 of Block "E" on the Mao of Final Plat, Crittenden Estates Subdivision, as shown of record in Plat Book 974, Page 69, of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said Lot, said Lot fronts 50 feet on the North side of Hickory Street (formerly Oak Street) and runs back between lines 127 feet on the West line and 126.3 feet on the East line to a dead line in the rear on which it measures 50 feet.

Being a portion of the same property conveyed to JRG Properties, LLC by Warranty deed from Justin McCrory of record in Instrument No. 20150916-0093955 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 16, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 325 Hickory Street, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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, unless otherwise herein set out; 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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2018.

JRG Properties, LLC, a Tennessee Limited Liability Company

William Greenleaf, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of JRG Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission