Warranty Deed

209,000

Bill Garrett Davidson County
Batch# 91164 DEEDWARR
05/11/2018 01:50:31 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20180511-0045410

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2018.

Notary Public

My commission expires: 7/6/20

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:
Rhonda Stanford-Zahn	Franklin American Mortgage	
3802 Crouch Drive	6100 TOWER CIRCLE Suite 600	059-15-0-084.00
Nashville, TN 37207	Franklin, TN 37067	

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 **RHONDA STANFORD-ZAHN, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeasterly margin of Vanderhorst Drive, at the corner of Lot Nos. 88 and 89; thence with the line between said two lots, Southeasterly 112.8 feet to a point in the Northern boundary line of Lot No. 112; thence with the line between Lot Nos. 87, 88 and 112, Southwesterly 119.8 feet to the Northeasterly margin of Crouch Drive; thence with the same, Northwesterly 59 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Northeasterly 36.11 feet to the Southeasterly margin of Vanderhorst Drive; thence with the same, Northeasterly 83.68 feet to the beginning.

Being the same property conveyed to Sylvester Roland, Jr. and wife, Tamar M. Roland by Warranty Deed from W. C. Allen and wife, Irene N. Allen of record in Book 3963, Page 77, Register's Office for Davidson County, Tennessee, dated November 23, 1965 and recorded on November 29, 1965.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VR18-3002

Sylvester Roland Jr. died having been predeceased by Tamar M. Roland., leaving Deborah Roland, Sylvester Roland, III, Michael Roland, Jean Phillips and Lorraine Roland per his will probated at Docket No. 14P723 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to JRG Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Estate of Sylvester Roland, Jr. of record in Instrument No. 20170906-0091734 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 06, 2017.

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 3802 Crouch Drive, Nashville, TN 37207, 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 8th 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 8th day of May, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018