18-00-323

Bill Garrett Davidson County
Batch# 98512 DEEDWARR
05/31/2018 10:20:06 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180531-0051824

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.

Franklin, Tennessee 37069
File No.: TN1810598

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

WARRANTY DEED

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JRG Properties, LLC. 104 E. Park Drive, Bldg 300 Brentwood, TN 37027	JRG Properties, LLC 104 E. Park Drive, Bldg 300 Brentwood, TN 37027	082-12-0-247.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($195,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT EDWARD GAINES AND WIFE, MARY GAINES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JRG PROPERTIES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of D.D. Philip's Silverdene Park Subdivision (erroneously referred as Phillip's Silverdene Park Subdivison), as of record in Plat Book 421, Page 31, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Georgia Street, now Silverdene Place and runs back between parallel lines, 50 feet to an alley.

Being the same property conveyed to Robert Edward Gaines and wife, Mary Gaines, by Quitclaim Deed from Robert Edward Gaines, dated 2/28/2002, recorded 3/7/2002, of record in Instrument No. 20020307-0028923, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Robert Edward Gaines by Quitclaim Deed from Mary Beatrice Gaines, dated 6/8/1994, recorded 10/26/1994, of record in Book 9502, page 203, in the Register's Office for Davidson County, Tennessee.

Being also the same property previously conveyed to Robert Edward Gaines by Warranty Deed from Charles Henry Gaines, dated 6/28/1967, recorded 6/29/1967, of record in Book 4148, page 69, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 935 Silverdene Place, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of May, 2018.

Robert Edward Gaines
ROBERT EDWARD GAINES

Mary K Gaines
MARY GAINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Edward Gaines and wife, Mary Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of May, 2018.

Notary Public

Roger Sheaves
Printed Notary Name

My commission expires: 7-8-19

ROGER E SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019