THIS INSTRUMENT WAS PREPARED BY

AND PLEASE RECORD AND RETURN TO:

FREEDOM TITLE SERVICES, LLC

116 CENTER COURT

CLARKSVILLE, TN 37040

(931) 647-0677

Karen Y Johnson Davidson County
Batch# 148424 DEEDWARR
10/03/2018 09:24:43 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20181003-0098052

Warranty Deed

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,500.00.

Traci Rodulfo
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2018.

J. Vanzant
Notary Public

My commission expires: 4/11/22

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:
Gregory J. Rodulfo Traci L. Rodulfo	New Owners	
417 Lanier Drive		052-02-0051.00
Madison, TN 37115		

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 **GREGORY J. RODULFO AND TRACI L. RODULFO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Being the Northerly 22 feet 6 inches of Lot No. 2 and the Southerly 37 feet 6 inches of Lot No. 3 in Block "D" on the revised plan of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front 60 feet on the Southerly side of Lanier Drive and run back between parallel lines 150 feet to a dead line, measuring 60 feet thereon. Said subdivision and said property located in Madison, Tennessee.

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 417 Lanier Drive, Madison, 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 28th day of September, 2018.

JRG Properties, LLC, a Tennessee Limited Liability Company

Jonathan Jones, 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 Jonathan Jones, 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 28th day of September, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021