Karen Y Johnson Davidson County
Batch# 178015 DEEDWARR
12/26/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20181226-0125290

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $261,000.00

Affiant

Subscribed and sworn to before me, this 21 day of December, 2018.

Notary Public

My commission expires: 5-22-22

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JCG Holdings LLC Koby Younce	same	172030A04900CO
502 Midway Circle ~~1000 Elmshade~~		
Brentwood, TN ~~Nashville, TN 37211~~ 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alan P. Sandberg and Kristine L. Sandberg, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JCG Holdings LLC, AND Koby Younce- EACH AS 50% OWNERS

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. 49, on The Plan of the Woodlands, Phase I, Section I, of record in Plat Book 6900, pages 498-499, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alan P. Sandberg and Kristine L. Sandberg, husband and wife, by Warranty Deed from Laura Choppin Randolph, married, dated April 29, 2014, of record in Instrument No. 20140505-0037982, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bylaws of record in Book 7334, page 149, Book 7408, page 289, said Register's Office.

Charter of record in Book 8454, page 246, said Register's Office.

Conveyance of Common Area of record in Book 8472, page 310, said Register's Office.

PUD Boundary of record in Book 6900, page 497, said Register's Office.

Storm Water Agreement of record in Book 7336, page 3, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1008 Elmshade, Nashville, TN 37211.

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 in 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.

Alan P. Sandberg Date: 12-18-18

Kristine L. Sandberg Date: 12-18-18

STATE OF NEW JERSEY

COUNTY OF PASSAIC

Personally appeared before me, a Notary Public of said County and State, Alan P. Sandberg and Kristine L. Sandberg, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of Dec, 2018.

NOTARY PUBLIC

My Commission Expires:

LAUREL O. KIDD
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 27, 2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

