This Instrument Was Prepared By and
Return To:

Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

Karen Y Johnson Davidson County
Batch# 178837 DEEDWARRSP
12/28/2018 10:53:21 AM 4 pgs
Fees: $23.00 Taxes: $1,748.25
20181228-0125849

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
Mark Hafner	Same	034-02-0-058.00
110 East 17th Street		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JG PROPERTIES, LLC, a Tennessee limited liability company** (GRANTORS), has this day bargained and sold and hereby transfers and conveys to **MARK A. HAFNER, Trustee of the Mark A. Hafner Family Trust UAD December 14, 2011** (GRANTEE), its successors and representatives, certain real property in Davidson County, State of Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "**Property**").

The Property is improved property known as 87 Shepherd Hills Drive, Madison, TN.

This conveyance is expressly made subject to those matters more specifically set forth on **EXHIBIT "B"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and representatives, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of said Property in fee simple, have a good right to convey the Property; and Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to Grantee, its successors and representatives against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on **EXHIBIT "B"**), but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument or have caused this instrument to be executed on this 27 day of December, 2018.

JG PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: John Gibson
Title: Chief Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John G. Gibson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Chief Managing Member of JG Properties, LLC, the within named bargainor, a limited liability company, and that she/he as such Chief Managing Member being authorized so to do, executed the foregoing instrument for the purpses therein contained by signing the name of the company by the said John G. Gibson as Chief Managing Member

Witness my hand, at office, this 27 day of December, 2018.

_____
Notary Public
My Commission Expires: 10-3-2020

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $472,500.00.

_____
Affiant

Subscribed and sworn to before me, this 27th day of December, 2018.

Carrie Borden
Notary Public

My commission expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1-A, as shown on the map entitled Final Plat, Resubdivision of Lots 1 A & 2, Rivergate Square, of record in Instrument No. 20130305-0021706, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J G PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE MARTIN COMPANIES, INC., A DELAWARE CORPORATION, of record in Instrument No. 200008180081997, dated August 18, 2000, and by quitclaim deed from MICHAEL D. CHASE of record in Instrument No. 20130417-0038144, dated April, 2, 2013, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid for City and County taxes in the year 2019 and subsequent years for Map/Parcel 034-02-0-058.00, payment thereof expressly assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Instrument No. 20130305-0021706, Register's Office for Davidson County, Tennessee.