WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182829 **DEEDWARR**
01/11/2019 10:01:24 AM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20190111-0003043

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

B-CN-18-3708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ori Levy and Tom Hart	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**172-15-0A-147.00**
3708 Cobble St.	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JRB REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ORI LEVY AND TOM HART, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 174 on the Plan of Holt Woods, Section Nine of record in Plat Book 9700, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tivvis Garrison, unmarried by Warranty deed from Ralph H. Romans and wife, Linda A. Romans of record in Instrument No. 20030812-0114879 Register's Office for Davidson County, Tennessee, dated August 1, 2003 and recorded on August 12, 2003.

Tivvis Garrison died intestate on or about February 30, 2018. Her estate being administered in the Circuit Court of Davidson County at Docket No 18P707. Affidavit of Inheritance in Instrument No. 20180504-0043000. Grantor herein warrants and covenants that Tierra Ameier Garrison-Boykins is the sole heir at law of Tivvis Garrison.

See also Conservatorship of Tierra Ameier Garrison-Boykins of record in the Seventh Circuit Court, Probate Division of the Twentieth Judicial District, sitting in Nashville, TN as Case No 13P1634 in which Joan Boykins is the currently appointed Conservator of Tierra Ameier Garrison-Boykins. And has been authorized by the Court order to convey this property, dated Sept 14th, 2018, Case No 13P1634.

Being the same property conveyed to JRB Realty LLC, a Tennessee limited liability company by Warranty deed from Tierra Ameier Garrison-Boykins of record in Instrument No. 20180924-0094076 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 24, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 164, Register's Office for Davidson County, Tennessee.
- All matters shown on PUD Boundary Plat recorded in Plat Book 7900, Page 668, said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and in Book 10062, Page 821, Register's Office for Davidson County, Tennessee.
- By-Laws of Holt Woods Homeowners Association of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Holt Woods Homeowner's Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5707, Page 706 and Book 5720, page 183, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3708 Cobble St., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF JANUARY, 2019.

JRB Realty LLC, a Tennessee limited liability company

BY: Todd McNeely 1/8/19
Todd A. McNeely
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD A. MCNEELY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JRB REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212