

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $336,000.00

Ashley Noffsinger
Affiant

Subscribed and sworn to before me, this 8 day of May, 2019.

Anne Marie Angel
Notary Public

My commission expires: 3/8/2021

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

Karen Johnson Davidson County
Batch# 229167 DEEDWARR
05/13/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20190513-0044670

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Genung **Jennifer Morris**	Bank of England	**172030A04900CO**
1008 Elmshade	5 State Plaza #500	
Nashviille, TN 37211	Little Rock, AR 72201	

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,

JCG Holdings LLC and Koby Younce- Each as 50% Owners

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

Michael Genung and Jennifer Morris

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 JCG Holdings LLC and Koby Younce- Each as 50% Owners, by Warranty Deed from Alan P. Sandberg and Kristine L. Sandberg, husband and wife, dated December 18, 2018, of record in Instrument No. 20181226-0125290, Register's Office for Davidson County, Tennessee.

Previously 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:

Restrictions of record in Book 7334, page 109, amended in Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 9634, page 224, Book 8643, page 675, said Register's Office.

By-Laws 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.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1008 Elmshade, Nashviille, 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.

_____ Date: 5/8/19
JCG Holdings LLC
BY: JORDAN COOPER
ITS: AUTHORIZED SIGNOR

_____ Date: 5/8/19
Koby Younce

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and StateJCG Holdings LLC and Koby Younce, 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 8 day of May, 2019.

_____ NOTARY PUBLIC

My Commission Expires: 5.22.22

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jordan Cooper** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is an authorized signor of JCG Holdings, LLC and that he are authorized by JCG Holdings, LLC to execute this instrument on its behalf.

Witness my hand this 8 day of ~~June, 2018~~ May 2019.

_____
Notary Public

My commission expires: 5.2222

201905130044670

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)