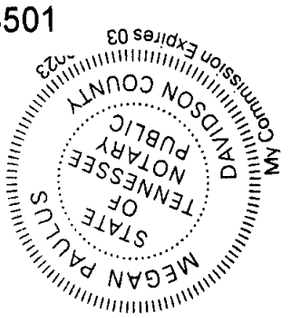
Karen Johnson Davidson County
Batch# 238819 DEEDWARR
06/05/2019 08:51:29 AM 2 pgs
Fees: $13.00 Taxes: $752.95
20190605-0053501

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $203,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2019.

Notary Public

My commission expires: 3/7/23

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:
Michael Colby Landis	F&M Bank	031-00-0-095.00
4699 Whites Creek Pike	50 Franklin Street	
Whites Creek, TN 37189	Clarksville, TN 37040	

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 LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL COLBY LANDIS, SINGLE MAN**, 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:

Land situated in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, being the northwest corner of Lot #1, of the Clyde L. Owens subdivision, not of record, deeded to Gus Capps; thence with the easterly margin of the Whites Creek Pike 200 feet to a point; thence north 58 degrees 57' east (which line is parallel to Lot #1 of the Clyde L. Owens subdivision, not of record) 230 feet to a point; thence in a southerly direction and parallel to the easterly margin of Whites Creek Pike 200 feet to the northerly line of the Claude L. Owens Lot #1; thence with said line 200 feet to the margin of Whites Creek Pike, point of beginning; containing one acre, more or less.

Being the same property conveyed to JRG Properties, LLC by Warranty deed from Greenleaf Real Estate Development, LLC of record in Instrument No. 20161108-0118346 Register's Office for Davidson County, Tennessee, dated November 4, 2016 and recorded on November 8, 2016.

Being the same property conveyed to Jonathan Jones by Quitclaim deed from JRG Properties, LLC of record in Instrument No. 20171009-0103407 Register's Office for Davidson County, Tennessee, dated October 5, 2017 and recorded on October 9, 2017.

Being the same property conveyed to JRG Properteis, LLC by Quitclaim deed from Jonathan Jones, married of record in Instrument No. 20190528-0050283 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 28, 2019.

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 4699 Whites Creek Pike Whites Creek, TN 37189, 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 31st day of May, 2019.

JRG Properties, LLC, a Tennessee Limited Liability Company

William Greenleaf, 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 William Greenleaf, 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 31st day of May, 2019.

Notary Public

My Commission Expires: 5/3/21

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

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