Warranty Deed

Karen Johnson Davidson County
Batch# 249933 DEEDWARR
06/28/2019 09:33:57 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190628-0062936

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2019.

Notary Public

My commission expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

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:
Cory G. Wilson Kiara R. Wilson	NEW OWNER	08106042500
2308 Saint Louis Street		
Nashville, TN 37209		

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 TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORY G. WILSON AND KIARA R. WILSON, HUSBAND AND WIFE**, 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 in Davidson County, Tennessee, being Lot No. 20 on the Plan of Part of Lot No. 16 Nichol Plan of record in Plat Book 2, Page 49, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greenleaf Real Estate Development, LLC by Warranty deed from Irma Katherine Majors and Melanie Morgan, as Tenants in Common with Full Rights of Survivorship of record in Instrument No. 20151217-0126841 Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 17, 2015.

Being the same property conveyed to JRG Properties, LLC by Quitclaim deed from Greenleaf Real Estate Development, LLC of record in Instrument No. 20170425-0040695 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 25, 2017.

Being the same property conveyed to Shawn Rohan, a married man by Quitclaim deed from JRG Properties, LLC of record in Instrument No. 20170808-0081300 Register's Office for Davidson County, Tennessee, dated August 8, 2017 and recorded on August 8, 2017.

Being the same property conveyed to JRG Properties, LLC by Quitclaim deed from Shawn Rohan, a married man of record in Instrument No. 20190606-0054278 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on June 6, 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 2308 Saint Louis Street, Nashville, TN 37208, 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 14th day of June, 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 14th day of June, 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