Warranty Deed

Karen Johnson Davidson County Batch# 282248 DEEDWARR 09/06/2019 03:37:08 PM 2 pgs Fees: $13.00 Taxes: $4,439.26 20190906-0090324	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$1,098,000.00~~ $1,199,000.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 2019. Notary Public My commission expires: 11/8/21

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

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:
Chris Cheyih Lin Julia Mefford Lin	NEW OWNERS	104-06-0-348-00
506 32nd Avenue South		
Nashville, TN 37212		

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 **CHRIS CHEYIH LIN AND JULIA MEFFORD LIN, A MARRIED COUPLE,** 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 located in Nashville, Davidson County, Tennessee said land being part of Lot 11, Block "2", Fairfax Place described according to a survey dated 1-22-13 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (New) on the Easterly margin of 32nd Avenue South, said rod being the Southwest corner of Lot 10, Block 2 of Fairfax Place (Book 547, Pages 137 & 138 Register Office Davidson County, Tennessee) owned by Quentin Eichbaum and Daniela Popa (Instrument No. 20110603-0042523 Register's Office Davidson County, Tennessee) and the Northwest corner of Lot 11, Block 2 of said Fairfax Place; thence with the Southerly line of said Lot 10, Block 2, South 76 degrees 29' 08" East 104.66 feet to an iron rod (New) at the Northwest corner of the Charles W. Hewgley, IV Land (Book 11552, Page 704 Register's Office Davidson County, Tennessee); thence with said Hewgley South 16 degrees 21' 42" West 78.48 feet to an iron rod (New) on the common line between said Lot 11 and of Lot 12, Block "2" of said Fairfax Place; thence with said common line North 76 degrees 29' 08" West 100.05 feet to an iron rod (New) on said Easterly margin of 32nd Avenue South; thence with said Easterly margin with a curve to the left that has a radius of 426.08 feet a chord bearing and distance of North 12 degrees 59' 49" East 78.38 feet to an arc length of 78.38 feet to the Point of Beginning the described land containing 7927.96 sq. ft. or 0.18 acres more or less.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RE-19-506

Being the same property conveyed to JRG Properties, LLC by Warranty deed from William Greenleaf and Jennifer B. Greenleaf, a married couple and James T. Baxter and Sharon Smith Baxter, a married couple of record in Instrument No. 20170425-0040679 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 25, 2017.

Being the same property conveyed to William Greenleaf by Quitclaim deed from JRG Properties, LLC of record in Instrument No. 20170609-0058213 Register's Office for Davidson County, Tennessee, dated June 5, 2017 and recorded on June 9, 2017.

Being the same property conveyed to JRG Properties, LLC by Quitclaim deed from William Greenleaf of record in Instrument No. 20190731-0075693 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on July 31, 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 506 32nd Avenue South, Nashville, TN 37212, 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 30th day of August, 2019.

JRG Properties, LLC

By: _____
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 30th day of ~~August~~, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

