Karen Johnson Davidson County
Batch# 296090 DEEDWARR
10/04/2019 10:20:21 AM 2 pgs
Fees: $13.00 Taxes: $876.53
20191004-0101727

Warranty Deed

April G. Nichols State of Tennessee Notary Public Williamson County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $236,900.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 2019. Notary Public My commission expires: 10-24-2023

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:
Andrew P. Curry Tierney P. Curry	New owner	092-05-0-273.00
3510 Clifton Avenue		
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 **ANDREW P. CURRY AND TIERNEY P. CURRY, 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:

A certain tract or parcel of land located in Davidson County State of Tennessee described as follows, to-wit: Being Lot No. 92 on the Plan of College Hill Subdivision, Section 2 of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee and described as follows: said Lot No. 92 fronts 85 feet on the Northerly side of Clifton avenue and extends back between parallel lines 121.00 feet to a dead line.

Being the same property conveyed to Michael Rich by Warranty deed from Leland D. Watts of record in Instrument No. 20051227-0153988 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on December 27, 2005.

Being the same property conveyed to R. B. H. Investments INC. by Quitclaim deed from Michael D. Rich Sr. of record in Instrument No. 20070403-0039738 Register's Office for Davidson County, Tennessee, dated April 03, 2007 and recorded on April 03, 2007.

Being the same property conveyed to Eric Sox by Trustee's deed from Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee of record in Instrument No. 20080930-0099057 Register's Office for Davidson County, Tennessee, dated September 25, 2008 and recorded on September 30, 2008.

Being the same property conveyed to Driven Investments LLC, a Limited Liability Company by Quitclaim deed from Eric Sox of record in Instrument No. 20090415-0034050 Register's Office for Davidson County, Tennessee, dated March 31, 2009 and recorded on April 15, 2009.

Being the same property conveyed to Integrity Real Estate LLC, (a Limited Liability Company organized and existing under the laws of the State of Tennessee) by Quitclaim deed from Driven Investments LLC, a Limited Liability Company of record in Instrument No. 20150313-0021597 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 13, 2015.

Being the same property conveyed to Real Estate Rentals LLC, a Limited Liability company organized and existing under the laws of the State of Tennessee by Quitclaim deed from Integrity Real Estate LLC, a Limited Liability Company organized and existing under the laws of the State of Tennessee of record in Instrument No. 20170726-0075487 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 26, 2017.

Being the same property conveyed to JRG Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Real Estate Rentals, LLC a Tennessee Limited Liability Company of record in Instrument No. 20170918-0095410 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 18, 2017.

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 3510 Clifton Avenue, Nashville, TN 37209, 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 September, 2019.

JRG Properties, LLC

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 September, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022