Karen Johnson Davidson County
Batch# 344155 DEEDWARR
01/16/2020 09:53:22 AM 2 pgs
Fees: $13.00 Taxes: $2,234.80
20200116-0005751

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $604,000.00. Affiant Subscribed and sworn to before me, this the 10th day of January, 2020. Notary Public My commission expires:

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:
Larry Patrick Moss Amanda Louise Moss	New Owners	082-12-0-247.00
935 Silverdene Place		
Nashville, TN 37206		

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 **LARRY PATRICK MOSS AND AMANDA LOUISE MOSS, 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. 34 on the Plan of Plan of D.D. Philips Silverdene Park Subdivision of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 50 feet on the Northerly side of Georgia Street, Now Silverdence Place and runs back between parallel lines, 50 feet to an alley.

Being also the same property previously conveyed to Robert Edward Gaines by Warranty Deed from Charles Henry Gaines, dated 6/28/ 1967, recorded 6/29/1967, of record in Book 4148, page 69, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Robert Edward Gaines by Quitclaim Deed from Mary Beatrice Gaines, dated 6/8/1994, recorded 10/26/1994, of record in Book 9502, page 203, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Edward Gaines and wife, Mary Gaines, by Quitclaim Deed from Robert Edward Gaines, dated 2/28/2002, recorded 3/7/2002, of record in Instrument No. 200203 07-0028923, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JRG Properties, LLC by Warranty deed from Robert Edward Gaines and wife, Mary Gaines of record in Instrument No. 20180531-0051824 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 31, 2018.

Being also known as 935 Silverdene Place Nashville, Tennessee 37206.

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 935 Silverdene Place, Nashville, TN 37206, 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 10th day of January, 2020.

JRG Properties, LLC, a Tennessee Limited Liability Company

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 to be an Authorized Member of JRG Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/company for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

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