Warranty Deed

Karen Johnson Davidson County Batch# 365407 DEEDWARR 02/28/2020 04:06:30 PM 3 pgs Fees: $18.00 Taxes: $3,293.00 20200228-0022668	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $890,000.00 Affiant Subscribed and sworn to before me, this the 25th day of February, 2020. Notary Public My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Christopher F. Prest Jessica L. Prest	NEW OWNERS	083-10-0-256.00
1703 Forrest Avenue	1703 FORREST AVENUE	
Nashville, TN 37206	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 **CHRISTOPHER F. PREST AND JESSICA L. PREST, TENANCY BY ENTIRETY**, 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. 2 on the Subdivision of Lot 82 in the Plan of Lockeland (Plan of said Subdivision is not of record) see original Plan of Lockeland, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 2 in the Subdivision of Lot 82 fronts 49 feet on the Northerly side of Morrow Street, (now Forrest Avenue) and begins at a point 49 feet East of the Southwest corner of the original Lot 82, and extends along the Northerly margin of Morrow Street, (now Forrest Avenue), 49 feet to a point; then North 170 feet to an 11 foot alley; thence Westerly 49 feet to a point 49 feet East of the Easterly margin of 17th Street; thence Southerly 170 feet to the point of beginning.

Being the same property conveyed to Roy Davenport and wife, Jonna G. Davenport by Warranty deed from Clayton Gholson of record in Book 11012, page 903, Register's Office for Davidson County, Tennessee, dated July 02, 1998 and recorded on July 08, 1998.

Being the same property conveyed to Urban Gate Properties, LLC, a Tennessee limited liability company by Warranty deed from Roy Davenport and wife, Jonna G. Davenport of record in Instrument No. 20180720-0071113 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 20, 2018.

Being the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company by Warranty deed from Urban Gate Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180731-0074745 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 31, 2018.

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 1703 Forrest Avenue, 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 25th day of February, 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/herself to be the 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 corporation for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

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

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020