# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,850.00

Billie Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billie Martin | Billie Martin | 119-14-0-A/88.00.00CO |
| (NAME) | (NAME) | |
| 2929 Selena Drive, Unit F-88 | 2929 Selena Drive Condominium F-88 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**J & J Group, LLC**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Billie Martin**

, HEREINAFTER CALLED THE GRANTEES, 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 Unit 88 as shown on the Site Plan of Kingswood Condominiums, as of record in Book 5200, page 520, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended of record in Book 6058, page 322, said Register's Office.

Being the same property conveyed to A. M. Anderson, unmarried by deed from Presentation Place a partnership dated November 15, 1985, recorded in Book 6711, page 176, Register's Office for Davidson County, Tennessee, and further being conveyed to J & J Group, LLC, by Substitute Trustee's Deed from Valerie Ann Spicer, Substitute Trustee dated June 13, 2000 and filed for record as Instrument No. 200006220062234 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2929 Selena Drive Condominium F-88, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 10/02/00 11:19 2pgs
Fees:11.00 Taxes:136.35
20001002-0097236

Witness our hands this 25th day of September, 2000.

J & J Group, LLC

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 9/25/2000, before me personally appeared Joe ~~Hefner~~ Hafner J.H. to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of J & J maker or a constituent of the make and is authorized by the make or by its constituent, the constituent being authorized by the make to execute this instrument on behalf of the maker.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of September, 2000.

Commission expires: October 25, 2003

Henry R. Allison, III

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY