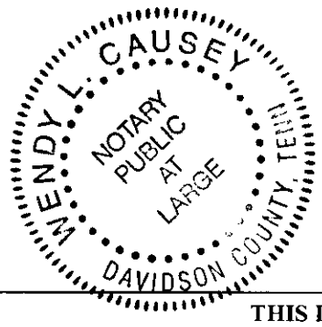
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Virginia H Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2000.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Rd, Suite 100
Mt. Juliet. TN. 37122

Davidson County DEEDWARR
Recvd: 01/03/01 08:36 2pgs
Fees:11.00 Taxes:443.63

20010103-0000771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia H. Brown	Countrywide Home Loans, Inc	Map 64
(NAME) 321 Brandiwood Ct.	(NAME) 4500 Park Granada	Group 09-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Calabasas California 91302-4030	Parcel 241
(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,

The J & J Group, LLC

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

Virginia H. Brown, a single woman

, 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:

BEING Lot No. 81, on The Plan of Southfork, Section One, as shown by plat of record in Plat Book 6250, page 384 & 385, for the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same conveyed to The J & J Group, LLC by Arnold M. Weiss, of record in Substitute Trustees Deed in Instrument Number 20001003-0097013, Register's Office for Davidson County Tennessee.

Restrictive Covenants of record in Deed Book 6596, Page 797, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6790, Page 998, Register's Office for said County.

Homeowners Due if any.

Subject to Storm Water Detention Agreement of record in Book 6566, page 208, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 321 Brandiwood Ct., Old Hickory, TN 37138

(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.

Witness our hands this 29th day of December, 2000.

The J & J Group, LLC

By: _____
Joe Hafner, Managing Member

Attest: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Hafner with whom I am personally acquainted and who upon his oath acknowledged himself to be a Managing Member of The J & J Group, LLC the within named bargainer, a corporation, and that, Joe Hafner as such Managing Member, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Joe Hafner as such Managing Member

Witness my hand and official seal this 12/29/2000.

My Commission Expires: 5-28-2003

_____ Notary

File Number200012183
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

