WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-21-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/07/01 12:57 2pgs
Fees:11.00 Taxes:388.50

20010207-0012156

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
122 Heritage Park Drive, Suite 200
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan McMillen	~~Ryan McMillen~~ Mortgage Resources, Inc	Tax Parcel ID: 105,13-0-182.00
(NAME)	(NAME)	
2112 12th Ave. South	404 BNA Drive Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37217	
(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 **Ryan McMillen and Erin McMillen**, 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 being the southerly 10 feet of Lot "B" and northerly 40 feet of Lot "C" on the map showing Subdivision of part of the M. V. McAlister Home Place on 12th Avenue South, recorded in Book 843, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete and accurate legal description.

Said part of Lot "B" and "C" front together 50 feet on the easterly side of 12th Avenue South, formerly Kayne Avenue and runs back between parallel line 150 feet to an alley.

Included in this description by excluded from this conveyance is that portion of land conveyed to
Continued on next page.

unimproved ☐

This is improved ☒ property, known as 2112 12th Ave. South, Nashville, TN 37204

(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 31st day of January, 2001.

The J & J Group, LLC

By: _____
Joseph M. Hafner, Chief Manager

Attest: _____

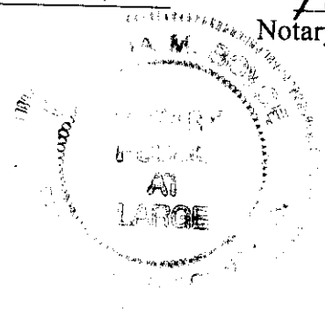
STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph M. Hafner with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of The J&J Group, LLC., the within named bargainer, a Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Joseph M. Hafner as Chief Manager.

Witness my hand and official seal this 31st day of January, 2001.

My Commission Expires 6-17-01

Notary Public



File Number2101030
RETURN TO:
Cumberland Title Company
122 Heritage Park Drive, Suite 200
Murfreesboro, TN 37129

Continuation of Legal

Metropolitan Housing and Development Agency of record in Book 4732, Page 370, Register's Office for said County.

Being the same property conveyed to The J & J Group, LLC by Substitute Trustee's Deed of record in Book 7514, page 326, Register's Office for said County.

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