02

Realty 48A

WARRANTY DEED

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2001.

Catherine R Vass
Notary Public

MY COMMISSION EXPIRES: ~~December 19, 2004~~. 5 30 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 03/05/01 09:53 2pgs
Fees:11.00 Taxes:480.63

20010305-0020226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Nkem	Countrywide Home Loans, Inc.	Map 136, Group 06-0
(NAME)	(NAME)	Parcel 55
3794 Priest Lake Drive	750 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood Tennessee 37027	
(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

Andrew A. Nkem and Wife, Genevive Nkem

, 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. 258, Section Five, Priest Lake Park, as shown by plat of record in Plat Book 4460, page 174-176, of 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 property conveyed to The J & J Group, LLC. by Trustees Deed from Arnold M. Weiss, Substitute Trustee of record in Instrument #200006130059003, and Re-recorded simultaneously herewith in the Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 4249, page 892, Deed Book 4698, Page 969, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 174-176, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3794 Priest Lake Drive, Nashville, TN 37217
(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 16th day of February, 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 a Chief Manager of The J & J Group, LLC, the within named bargainer, a Limited Liability Company, and that Joseph M. Hafner as such Chief Manager, being authorized to do so, 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 16th day of February, 2001

My Commission Expires 12-19-04

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
NOTARY PUBLIC AT LARGE
RUTHERFORD CTY, TN

File Number2101338
~~**RETURN TO:**~~
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167