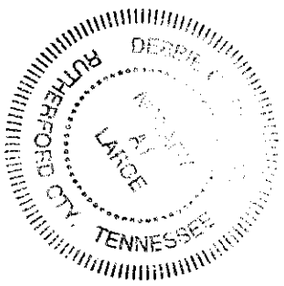
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Kristy Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: March 20, 2005.
(AFFIX SEAL)

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

Kristy Lee, Married ADDRESS NEW OWNER(S) AS FOLLOWS: Kristy Lee	SEND TAX BILLS TO: Guaranty Trust Company	MAP-PARCEL NUMBERS 162-5-179
(NAME) 278 Towns Drive	(NAME) 640 Broadmor Boulevard, Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro Tennessee 37129	
(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,
Jeffrey T. Jansen and Wife, Janice R. Jansen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kristy Lee, Married, 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. 117 on the Plan of Section Two, Fair Oaks, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Keenan Lee joins in this Deed of Trust for the purpose of conveying and waiving and all right, title and interest, if any, he may have in and to the said property. The said Keenan Lee having no personal liability in connection with the loan to which reference is made herein.

Being the same property conveyed to Jeffrey T. Jansen and Wife, Janice R. Jansen by deed from Wilma J. Cornelius, a single person of record in Instrument #20010301-0019117 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 4556, page 718, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 52, Register's Office of said County.

Davidson County DEEDWARR
Recvd: 05/02/01 08:16 2pgs
Fees:11.00 Taxes:370.00

20010502-0044267

unimproved ☐

This is improved ☒ property, known as 278 Towns Drive, 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.

Witness my/our hand(s) this 25th day of April, 2001.

Jeffrey T. Jansen

Janice R. Jansen

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Jansen and Janice R. Jansen the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/25/2001

My Commission Expire:3/20/2005

File Number2104016

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