WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11/26/01

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ryan	SAME	149-02-B-134.00
(NAME)	(NAME)	
2233 Cottage Hill Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAME	
(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 **James Ryan and, Christi Ryan**, 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 Lot no. 223 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, page 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J & J Group, LLC, by Deed from Arnold M. Weiss, as substitute trustee, dated 6/12/01, recorded 6/19/01, in Inst#200106190064893, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2233 Cottage Hill Drive, Nashville, TN 37013

(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/my hands this 11/26/01.

Davidson County DEEDWARR
Recvd: 11/29/01 08:05 1pgs
Fees:13.00 Taxes:462.50
20011129-0130396

J & J Group, LLC

By: Chief Manager

Attest:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Joseph M. Hafner Chief Manager J & J Group, LLC and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 11/26/01

Commission expires: 5/20/02

Notary Public

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN