# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/08/02 10:49 2pgs
Fees:13.00 Taxes:201.65

20020408-0042368

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard A. Pimsner | Professional Mortgage Group, Inc. | Map-119 |
| (NAME) 2929 Selena Drive Unit J-123 | (NAME) 1535 W. Northfield Blvd, Suite 1 | Group-14-0-A |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Murfreesboro Tennessee 37129 | Parcel-123 |
| (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 Richard A. Pimsner, unmarried , 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 Unit No. 123 on the Plan of Kingswood Condominiums, as shown by plat of record in Plat Book 5200, page 520 and Plat Book 5565, Page 424, 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 deed from Clifford D. Pierce, Jr. Substitute Trustee of record in Instrument 20010329-0030373, 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 909, page 48, Deed Book 919, page 393, Deed Book 928, page 752, Deed Book 946, page 252, Deed book 1001, page 529 and Deed Book 1579, page 387, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2929 Selena Drive Unit J-123, 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 our hands this 29th day of March, 2002.

The J & J Group, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe Hafner with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a chief Manager of J+J Group, 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 himself as Chief Manager

Witness my hand and official seal this 29th day of March, 2002

My Commission Expires _____ Notary Public

JEREMY GOURLEY NOTARY PUBLIC My Comm. Expires January 25, 2006 RUTHERFORD COUNTY TN

**File Number2203126**
**RETURN TO:**
Cumberland Title Company
122 Heritage Park Drive, Suite 200
Murfreesboro, TN 37129