Dav. Co. File Box 14-A
jtc file no. 14986-2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~June 18, 2005~~.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 04/29/02 09:11 2pgs
Fees:13.00 Taxes:462.13

20020429-0051977

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christianne L. Roumie	Suntrust Bank	Map 142, Group 10-0-B
(NAME) 508 Belle Pointe Court	(NAME) ~~201 Fourth Avenue North, 7th Floor~~ P. O. Box 79041	Parcel 71
(ADDRESS) Nashville, TN 37221	(ADDRESS) ~~Nashville, Tennessee 37219~~ Baltimore, MD 21279-0041	
(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 **Christianne L. Roumie, 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. 71, Belle Pointe, Phase IV, a Planned Unit Development, as shown by plat of record in Plat Book 6900, page 44, 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 Substitute Trustee's Deed of record in Instrument No. 20010827-0092108, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 508 Belle Pointe Court, Nashville, TN 37221
(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 25th day of April, 2002.

The J & J Group, LLC

By:
Joseph M. Hafner, Chief Manager

Attest:

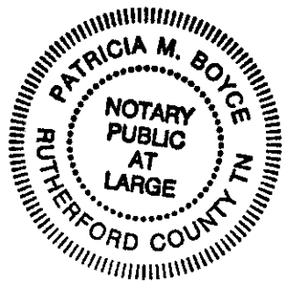
STATE of Tennessee
COUNTY of Rutherford

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 Joseph M. Hafner, 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 4/25/2002

My Commission Expires 6.18.05

Notary Public



File Number2203087
~~RETURN TO:~~
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129