WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 16:18 2pgs
Fees:13.00 Taxes:336.70

20041005-0120154

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Paul G. Obiefuna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2004.

Annemarie Marcin
Notary Public

MY COMMISSION EXPIRES: 2.20.06
(AFFIX SEAL)

ANNEMARIE MARCIN NOTARY PUBLIC AT LARGE MY COMM. EXPIRES FEB. 20, 2006 RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Obiefuna	Cavalry Banking	Map: 133-16
(NAME) 4829 Blue Springs Drive	(NAME) 114 West College Street	Parcel: 227
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro Tennessee 37130yes	
(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 Paul G. Obiefuna, 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. 11 on the Plan of Indian Mound Subdivision, as shown by plat of record in Plat Book 5800, Page 92, 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 J & J Group, LLC, by Deed from Robert M. Wilson, Jr., dated July 10, 2000, filed for record on August 1, 2000, in Instrument Number 200008010075744, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5800, Page 92, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5935, Page 460, Register's Office of said County

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4829 Blue Springs 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 our hands this 28th day of September, 2004.

The J&J Group, LLC

By: _____
Joseph M. Hafner, Chief Manager

Attest: _____

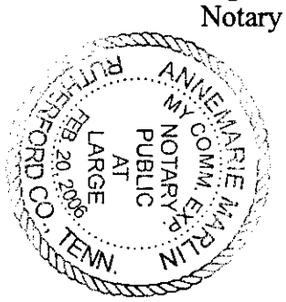
STATE of Tennessee
COUNTY of Rutherford

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, acknowledge himself to be the Chief Manager of J & J Group LLC, 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 9/28/2004

My Commission Expires 9.20.06

Annemarie Marlin
Notary Public



File Number2409049
RETURN TO:
10

CUMBERLAND TITLE COMPANY
1980 Old Fort Parkway
Murfreesboro, TN 37129