WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/05 10:19 2 pgs
Fees:13.00 Taxes:407.00

20050105-0001729

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: February 20, 2006.
(AFFIX SEAL)

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
J & J Group LLC	J & J Group LLC	Map: 163-05-0
(NAME) 1784 W Northfield Blvd #292	(NAME) 1784 W Northfield Blvd #292	Group: B
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS) Murfreesboro, TN 37129	Parcel: 06900
(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, Jerry Steve Bowling Jr. and Molly K. Bowling, husband and wife , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & J Group LLC, a Tennessee Limited Liability Company , 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. 69, Phase II, Mill Park Subdivision (formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element, as shown by plat of record in Instrument Number 200007060066999, 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 Jerry Steve Bowling, Jr. and Molly K. Bowling, husband and wife, by Deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, dated August 31, 2001, filed for record on September 10, 2001, in Instrument Number 200109100097803, Register's Office for Davidson County, Tennessee

Subject to all matters as set forth per Instrument Number 200007060066999, Register's Office of said County.

Easement as shown of record in Deed Book 11378, Page 991, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10719, Page 425, Deed Book 11167, Page 757 and Instrument Number 200107120074528 , Register's Office of said County.

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

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 5170 Hickory Hollow Parkway, 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 my/our hand(s) this 30th day of December, 2004.

Jerry Steve Bowling Jr.

Molly K. Bowling

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 Jerry Steve Bowling Jr. and Molly K. Bowling the bargainor(s), 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 12/30/2004

My Commission Expires: 2-20-06

Annemarie Cain
Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number2412287
RETURN TO:
10

CUMBERLAND TITLE COMPANY
1980 Old Fort Parkway
Murfreesboro, TN 37129