File No. 250602530

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/05 11:52 3 pgs
Fees:18.00 Taxes:321.90
20050802-0090261

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Cason	BSM Financial, LP d/b/a Broker Source	
(NAME) 649-A James Avenue	(NAME) 16479 Dallas Parkway	MAP/PARCEL 09008020700
(ADDRESS) Nashville, TN 37204	(ADDRESS) Addison, Texas 75001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **John Christensen, a married man and Wife, Sumatra Christensen and Victoria Christensen, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey C. Cason, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1, Resubdivision of the Resub of Lots 34, 35,36,37, & 38 WEST NASHVILLE ANNEX Subdivision, as of record in Plat Book 4885, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Christensen, a married man Victoria Christensen, a single woman by deed from Eric Anderson and Wife, Jennifer Anderson, dated August 13, 2002 and recorded September 17, 2002 of record in Instrument No. 20020917-0113245, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4395, Page 720, Register's Office of said County.

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

The said John Christensen is joined in this conveyance by his Wife, Sumatra Christensen in order to convey any and all interest she may have in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 649-A James Avenue, Nashville, TN 37204
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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.

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 22nd day of July, 2005.

Sumatra Christensen
Sumatra Christensen

John Christensen
John Christensen

Victoria Christensen by John Christensen as attorney in fact
Victoria Christensen

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Christensen, a married man and Wife, Sumatra Christensen and Victoria Christensen, a single woman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Glendale, California, this 27 day of July, 2005.

My Commission Expires: Feb 8 2008

Notary Public

CATERNIA SOLOMON
Commission # 1469153
Notary Public - California
Los Angeles County
My Comm. Expires Feb 8, 2008

SEE POWER OF ATTORNEY ACKNOWLEDGEMENT ATTACHED
STATE OF California
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John Christensen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Victoria Christensen (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/22/2005.

My Commission Expires:.

_____, Notary Public.

File Number: 250602530

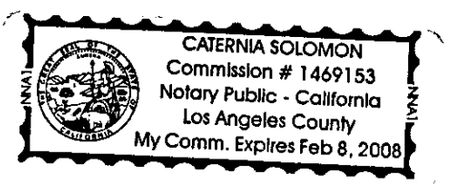
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John Christensen with who personally appeared before me and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is in pursuant to a Power of Attorney of Victoria Christensen (herein called the "Maker"), or constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker to execute this instrument as the free act and deed of the Maker on this 7/22/2005

My commission expires: Feb 8, 2008

Notary Public



JUL 28 '05 03:24PM CUMBERLAND TITLE