WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Jody Stafne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/05/06 09:37 2 pgs
Fees:13.00 Taxes:662.30

20060105-0001416

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Stafne	JPMorgan Chase Bank, N.A.	126-15-0-A-081.00CO
(NAME) 7948 Boone Trace	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(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, Jayna Lea Caplenor, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Mark Stafne
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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Two Boone Trace at Biltmore of record in Book 9700, Pages 316 and 317, as corrected in Book 10995, Page 618, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jayna Lea Caplenor and husband, Benjamin R. Caplenor by Warranty Deed from James R. Fadel and wife, Sherry L. Fadel, dated July 24, 2002 of record in Instrument No. 20020726-0090057, Register's Office for Davidson County, Tennessee and further conveyed to Jayna Lea Caplenor by Quitclaim Deed recorded in Instrument Number 20060105.0001415, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7948 Boone Trace, 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 my hand this 29th day of December, 2005.

Jayna Lea Caplenor
Jayna Lea Caplenor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jayna Lea Caplenor the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of December, 2005.

Commission expires: 01/24/09

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027