RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/06 11:46 2 pgs
Fees:13.00 Taxes:2216.30

20060124-0009084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-23-06
(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC DICKSON COUNTY, TENN. STATE OF TENNESSEE Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SJB Partners	Same	
(NAME) 2209 Crestmoor Road, Suite 100	(NAME) Same	Map 130-4
(ADDRESS) Nashville, TN 37215	(ADDRESS)	Parcel 45.00
(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, I, **JACQUELINE PETERSON LAKOFF**, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **SJB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee, its successors 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 the South 140 feet of Lot No. 8 and the North 45 feet of Lot No. 9, together with a 5-foot reserved strip in the rear, as shown on the Map of Belle Meade Annex of record in Plat Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 8 and 9 front together 185 feet on the West side of Sneed Avenue and run back between parallel lines 295 feet to a dead line.

Being the same property conveyed to Lincoln L. Lakoff and wife, Jacqueline Peterson Lakoff by deed from Eugene J. C. Lakoff, Jr., and wife, June Gaiser Lakoff of record in Book 2337, page 327, Register's Office for Davidson County, Tennessee. The said Lincoln L. Lakoff having since died on May 17, 2002, with all interest vesting in Jacqueline Peterson Lakoff by reason of their tenancy by the entirety.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4315 Sneed Road, Nashville, TN 37215

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 24th day of January, 2006.

Jacqueline Peterson Lakoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Peterson Lakoff, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 24th day of January, 2006.

Commission expires: 5-23-06

Brenda S Lane
Notary Public

