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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/06 11:17 2 pgs
Fees:13.00 Taxes:1391.20

20060512-0055967

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DICKSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE EXP 5/2/08 BRENDA S. TEMPLE

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
Charles Rogan Allen	New Owner	
(NAME)	(NAME)	
4106 Sneed Road	Same	Map P/O 130-4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		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, **SJB PARTNERS**, a Tennessee General partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES ROGAN ALLEN**, hereinafter called the Grantee, his 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. 2 as shown on Final Plat of Sneed Subdivision, of record in Instrument No. 20060316-0030420, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to SJB Partners, a Tennessee general partnership, by Warranty Deed dated January 24, 2006, from Jacqueline Peterson Lakoff, unmarried, of record in Instrument No. 20060124-0009084, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all matters shown on the plat of record in Instrument No. 20060316-0030420, said Register's Office; and (c) 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 Grantee, his heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, it successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 its hand this 4th day of May, 2006.

SJB PARTNERS

BY: STEVE CHURCH, General Partner

BY: BRYAN CHURCH, General Partner

BY: JASON KECKLEY, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steve Church, Jason Keckley, and Bryan Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the General Partners of SJB Partners, a Tennessee General Partnership, the within named bargainor, and that they as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

Witness my hand and official seal at Nashville, Tennessee on this 4th day of May, 2006.

Commission expires: 5/23/2006

Notary Public

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