WARRANTY DEED

BOX 13
11847

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

M McMarquem
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2006

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: 03-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie L. Brown	JPMorgan Chase Bank, N.A.	51-10E-14
(NAME)	(NAME)	
807 Lewis Court	5409 Maryland Way, Ste 202	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, CJS LEasing Company, a Tennessee General Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie L. Brown, married, 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 Unit No. 14, known as 807 Lewis Court, Madison, Davidson County, Tennessee 37115, and being a part of Oakland Trace Condominiums- Phase III, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7506, Page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Condominium Plat, Oakland Trace – Phase III, as shown of record in Book 7506, Page 650, said Register's Office, attached as EXHIBIT C to said Master Deed, for a more complete and accurate description of said Unit.

Being the same property conveyed to CJS Leasing Company, a Tennessee General Partnership, by deed of record in Book 9734, Page 902, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 807 Lewis Court, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 07/19/06 12:01 2 pgs
Fees:13.00 Taxes:370.00
20060719-0087047

Witness our hands this 5th day of July, 2006.

CJS LEasing Company, a Tennessee General Partnership

By: _____

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared C.W. Tidwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of CJS Leasing Co., and that he as such General Partner executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee this 5th day of July, 2006.

Commission expires: 03-20-2010

LaTrece McAdoo
Notary Public
My Comm. Exp
03/20/2010
State of TENNESSEE
Davidson County

Notary Public