WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/06 09:50 2 pgs
Fees:13.00 Taxes:534.65

20060913-0113217

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-14-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U. S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Crooks	Jason D. Crooks	Part of 161-272.00
(NAME)	(NAME)	
5845 Nolensville Pike #504	5845 Nolensville Pike #504	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Jack Jensen and wife, Dawn Jensen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason D. Crooks and wife, Jessica L. Crooks, 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:

UNIT NO. 146, PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as shown on plan of record in Instrument Nos. 20040315-0029248, 20040317-0030572, 20040720-0086706 and 20040720-0086707, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being part of the same property vested in Beazer Homes Corp., a Tennessee Corporation by deeds from Shadow Glen Residential, L.P., a Tennessee Limited Partnership as recorded in Instrument Nos. 20040312-0028654 (recorded March 12, 2004), 20040709-0082047 (recorded July 9, 2004), 20041019-0125714 (recorded October 19, 2004), 20050114-0005176 (recorded January 14, 2005), 20050315-0028399 (recorded March 15, 2005) and 20050422-0044870 (recorded April 22, 2005).

Being the same property conveyed to Jack Jensen, a married man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 3rd day of October, 2005 in Instrument No. 20051003-0118141, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike #504, Nashville, TN 37211

(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 our hands this 11th day of September, 2006.

Jack Jensen

Dawn Jensen

NOTARY AFFIDAVIT

State of Illinois, County of DuPage }SS:

On September 11, 2006 before me, the Undersigned, a Notary Public in and for said state, personally appeared

Jack Jensen and Dawn Jensen

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

Printed name: Purvika V. Patel

My commission expires: July 24, 2007

(seal)

OFFICIAL SEAL
PURVIKA V PATEL
Notary Public - State of Illinois
My Commission Expires Jul 24, 2007