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

WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
FOUNDERS 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 $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC CHRIS LARGENT

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
Jennifer R. Watson	Countrywide	
(NAME)	(NAME)	
717 Fox Ridge Dr	P.O. Box 10023	Map 160-14-O-C
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Van Nuys, CA 91410	Parcel 17-CO
(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, **B & D INVESTMENT GROUP, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER R. WATSON**, 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. 717 in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County Tennessee, as shown on the Plan of Brentwood Trace Condominiums, Section II, recorded in Book 5200, pages 376 and 377, Register's Office for said County, and described in Master Deed recorded in Book 5818, page 915, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to B & D Investment Group, LLC, from F. Steven Wolfe, by Warranty Deed dated August 31, 2006, of record in Instrument No. 20060906-0110116, 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 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 matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 717 Fox Ridge Drive, Brentwood, TN 37027

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: 02/14/07 10:50 2 pg
Fees:13.00 Taxes:517.63
20070214-0018719

Witness our hands this 12th day of February, 2007.

B & D Investment Group, LLC

By:
David A. Floyd, Jr. – Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared David A. Floyd, Jr., 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 Chief Manager of B & D Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that they, as such Chief Manager, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee on this 12th day of February, 2007.

Commission expires: 6/26/07

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE CHRIS CANTRELL

Notary Public