McCann & Hubbard
7105 Crossroads Blvd #105
Brentwood, TN 37027
615-377-3319

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 BOX #15A

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

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
Ben Sweeney and wife, Ashley Sweeney	Bank of Cleveland	
(NAME) 165 Jefferson Square	(NAME) New Owner	Map 131-05-OA
(ADDRESS) Nashville, TN 37215	(ADDRESS)	Parcel 165
(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, **MARK D. SAPP AND WIFE, STEPHANIE E. SAPP**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BEN SWEENEY AND WIFE, ASHLEY SWEENEY**, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. N-165 of Jefferson Square, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit to the Master Deed of record in Book 4675, Page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mark D. Sapp, by Warranty Deed from Elinor Hardy Folk, unmarried, dated August 31, 1999, and being of record September 3, 1999, in Book 11649, Page 12, 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 165 Jefferson Square, 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.

Davidson County DEEDWARR
Recvd: 06/29/07 15:10 2 pgs
Fees:13.00 Taxes:1134.05

20070629-0078129

Witness our hands this 28th day of June, 2007.

Mark D. Sapp

STEPHANIE E SAPP BY Mark D. Sapp HER ATTORNEY IN FACT

Stephanie E. Sapp by Mark D. Sapp, her attorney in fact

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 Mark D. Sapp, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 28th day of June, 2007.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Mark D. Sapp, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephanie E. Sapp, and who acknowledged that he/she executed the same as the free act and deed of Stephanie E. Sapp.

In witness whereof, Mark D. Sapp, as attorney-in-fact for Stephanie E. Sapp, pursuant to Power of Attorney recorded in Instrument No. 20070629000 78128 Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Stephanie E. Sapp, this 28th day of June, 2007

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public