STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of July, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/07 15:03 2 pgs
Fees:13.00 Taxes:503.20
20070723-0087366

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

ADDRESS NEW OWNER(S) AS FOLLOWS:
JENNIFER E. ROOT
411 Sunvalley West
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142-15-0D-006.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JTC PROPERTIES, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **JENNIFER E. ROOT,** unmarried, hereinafter referred to as Grantees, their 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. 6, A/K/A UNIT NO. 6, SUN VALLEY TOWNEOMES, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6900, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JTC PROPERTIES, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SBUSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20050420-0043809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUN VALLEY TOWNHOMES, OF RECORD IN BOOK 7422, PAGE 977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO BY-LAWS OF RECORD IN BOOK 7446, PAGE 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT OF RECORD IN BOOK 6615, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 411 Sunvalley West, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 19th day of July, 2007.

JTC Properties, LLC

By: Jeff Carneal, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Jeff Carneal**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself/herself to be the **President**, of **JTC Properties, LLC**, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT WILLIAMSON COUNTY

270700735