File Rx 243

(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/07 08:50 2 pgs
Fees:13.00 Taxes:1165.50
20070906-0106805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/08
(AFFIX SEAL)

ANN BRADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loi Nguyen	Loi Nguyen	Map 60-15-0- Parcels 10.00 & 11.00
(NAME) 2700-02 Dickerson Pike	(NAME) 2522 Meadowood Dr ~~2700-02 Dickerson Pike~~	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN ~~37207~~ 37214	
(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, **JAJO PROPERTIES, LLC, a Georgia limited liability company,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loi Nguyen**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2700-02 Dickerson Pike, Nashville, TN 37207
(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 my hand this day of 2007.

JAJO PROPERTIES, LLC

By: _____
Leon Sokolic, Managing Member

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Leon Sokolic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the Managing Member of JAJO PROPERTIES, LLC, a Georgia limited liability company, the bargainors, and who acknowledged that he being authorized by the company executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this. 30 day of August, 2007

Commission Expires: August 3, 2008

KIRSTEN WATTS NOTARY PUBLIC COBB COUNTY, GEORGIA

Kirsten Watts
Notary Public

EXHIBIT A

Tract No. 1: 2700 Dickerson Road, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 2 and the southerly part of Lot No. 9 on the Plan of Len k. hart Property, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 133 feet on the westerly side of Dickerson Road and together with part of Lot No. 9 runs back 455 feet on the northerly line, and 469 feet on the southerly line with the northerly margin of Lemuel Road, to the easterly line of Lot No. 10, measuring 32 feet thereon.

Being the same property conveyed to Ronald E. Parish and Mike Sokolic by Installment Deed from Robert Clemont Dewire and wife, Frances Fay Dewire of record in Book 5987, page 974, Register's Office for Davidson County, Tennessee. Ronald E. Parish quitclaimed his interest to Leon Sokolic by Quitclaim Deed of record in Book 7085, page 133, said Register's Office. Leon Sokolic quitclaimed his interest to Michael Sokolic by Quitclaim Deed of record in book 8436, page360, said Register's Office. Further being part of the same property conveyed to Jajo Properties, LLC, a Georgia limited liability company, by Quitclaim Deed from The Estate of Harry Michael Sokolic of record in Instr. No. 20030224-0024593, and further by deed of correction of record in Instr. No. 20070906-0106804 said Register's Office.

Tract No. 2: 2702 Dickerson road, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 2 and southern 100 feet of the northern 300 feet of Lot No. 9 of the plan of the subdivision of the Len K. Hart Property, of record in Book 421, page 16, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the westerly side of Dickerson road and together with said part of Lot No. 9 runs back between parallel lines 455 feet to the east line of Lot no. 10.

Being the same property conveyed to Ronald E. Parish and Mike Sokolic by Installment Deed from Robert Clemont Dewire and wife, Frances Fay Dewire of record in Book 5987, page 979, Register's Office for Davidson County, Tennessee. Ronald E. Parish quitclaimed his interest to Leon Sokolic by Quitclaim Deed of record in Book 7085, page 180, said Register's Office. Leon Sokolic quitclaimed his interest to Michael Sokolic by Quitclaim Deed of record in book 8436, page360, said Register's Office. Further being part of the same property conveyed to Jajo Properties, LLC, a Georgia limited liability company, by Quitclaim Deed from The Estate of Harry Michael Sokolic of record in Instr. No. 20030224-0024593, and further by deed of correction of record in Instr. No. 20070906-0106804 said Register's Office

This is the same legal description as used in the prior Deeds.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record; any and all easements located on the property; subject to the rights and claims of parties in possession and any leases not of record..