WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 14:39 3 pgs
Fees:18.00 Taxes:462.50
20071002-0117486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2300 Westcenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Williamson	CTX Mortgage Company	092-06-0-593.00
(NAME)	(NAME)	
730 26th Ave. North	P.O. Box 199114	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas, TX 75219-9114	
(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, The Resource Group 1, LLC and S & M, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Williamson, an unmarried person, 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, as of record in Book 421, page 66, Register's Office for said County.
Said Lot No. 26 fronts 50 feet on the easterly side of 26th Avenue North, and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to THE RESOURCE GROUP I, LLC AND S & M, LLC, by deed from JAMES A. MAXWELL, of record as Instrument No. 20061020-0130299 and as recorded in Instrument No. 20070122-0008265, dated October 16, 2006, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 730 26th Ave. North, Nashville, TN 37208

(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 27th day of September 2007.

S & M, LLC
By: Brian Sanders
Brain Sanders

The Resource Group 1, LLC
By: Patrick L. Swett
Patrick Swett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Patrick Swett, Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **The Resource Group 1, LLC.,** and that he is duly authorized to execute this instrument on behalf of **The Resource Group 1, LLC.**

Witness my hand and official seal at Nashville, Tennessee this 27th day of September 2007.

Commission expires:



Tiffany R. Addison
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Brian Sanders, Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member** of **S & M, LLC.,** and that he is duly authorized to execute this instrument on behalf of **S & M, LLC.**

Witness my hand and official seal at Nashville, Tennessee this 27th day of September 2007.

Commission expires:



Tiffany R. Addison
Notary Public

I, Kevin Moore, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (Kevin Moore) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009