WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/08 10:41 3 pgs
Fees:18.00 Taxes:725.94
20080305-0022026

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$196,200.00.**

Daphne M Dorr
Affiant

Subscribed and sworn to before me this 4th day of March, 2008

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
JSJ Investments, Inc.	New owner	118-05-0-A-017.00CO
3812 Park Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bradley Kuykendall, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JSJ Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a certain building site or lot, designated as No. 5-D, and further identified as parcel No. 17 on the property map no. 118-5-A, as shown on the revised plan of St. Martin Square, n/k/a 12 South Towers, P.U.D. as of record in Book 4460, page 186, as amended by amendment of record in Instrument Number 20031107-0163683, Register's office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Christine Hooper, unmarried, by deed on September 14, 2004, of record in Instrument Number 20040914-0110701, Register's Office for Davidson County, Tennessee. And further conveyed to Bradley Kuykendall, unmarried by Quitclaim Deed from Christine Hooper, unmarried on February 25, 2005, of record in Instrument Number 20050310-0026729, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 186, as amended in Instrument Number 20031107-0163683, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4611, page 682, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 19991230-0308948, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 4711, page 48, as amended in Instrument Number 20031107-0163682, Register's Office for Davidson County, Tennessee.

This is improved property known as: **940 Gale Lane #123, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 4, 2008.

Bradley Kuykendall
Bradley Kuykendall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bradley Kuykendall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 4, 2008

My commission expires 8/23/11

Notary Public



I, Hal E Wilson, 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 TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)