WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/08 08:17 2 pgs
Fees:13.00 Taxes:801.05

20080328-0031006

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14th** DAY OF **March, 2008**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TABETHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-030005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Judkins	**SAME**	**072-02 83.00**
(NAME) **3702 Burrus St**	(NAME)	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(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, **JDR Investments, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Judkins,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO 71 AND THE SOUTHERLY 6' IN THE FRONT OF LOT NO 72 ON THE MAP OF E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, OF RECORD IN BOOK 894, PAGE 640 AND 641 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 71, AND PART OF LOT NO 72 FRONT TOGETHER 50 FEET 6 INCHES ON THE SOUTHEASTERLY SIDE OF BURRUS STREET AND RUN BACK BETWEEN LINES 141.6 FEET ON THE SOUTHERLY LINE AND 142.6 FEET ON THE NORTHERLY LINE TO A DEAD LINE MEASURING 50 FEET.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM US BANK NATIONAL ASSOCIATION F/K/A WACHOVIA BANK, N.A., AS TRUSTEE, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1, BY ITS DULY AUTHORIZED ATTORNEY IN FACT WELLS FARGO BANK, N.A. TO J.D.R. INVESTMENTS, LLC AS RECORDED ON THE 12TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071012-0121355; TRUSTEE'S DEED FROM AARON SQUYRES AS SUCCESSOR TRUSTEE AND SAMUEL S. HIGH AS CO-TRUSTEE TO WACHOVIA BANK, N.A., AS TRUSTEE, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1 AS RECORDED ON THE 26TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070726-0088611 AND WARRANTY DEED FROM JOHN D. DENTON, UNMARRIED TO TOLONA MOORE AS RECORDED ON THE 2ND DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041102-0131545, RE-RECORDED IN INSTRUMENT NO. 20050309-0025950, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3702 Burrus St, Nashville, TN 37216**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **March, 2008.**

JDR INVESTMENTS, LLC

Robbie Fisher, as member

Robbie Fisher, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Robbie Fisher, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be a Member of JDR Investments, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of JDR Investments, LLC.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 2008.

NOTARY

MY COMMISSION EXPIRES: **My Commission Expires Dec. 27, 2009**