Davidson County DEEDWARR
Recvd: 07/30/08 11:45 2 pg
Fees:13.00 Taxes:333.00
20080730-0077947

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45789

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Schwartz	Wells Fargo Bank, N.A.	11901036600
319 Oriel Avenue	2600 Lake Lucien Drive, Suite 312	
Nashville, TN, 37210	Maitland, FL 32751	

FOR AND IN 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, I/WE,

JMJ Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew A. Schwartz, a single man

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:

BEING the westerly 33 feet of Lot No. 94 and the easterly 17 feet of Lot No. 95 on the Plan of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for said County.

SAID part of Lot No. 94 and 95 front together 50 feet on the southerly side of Oriel Street and extend back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to JMJ Properties, LLC by Quitclaim Deed from ATFH Real Property, LLC of record in Instrument No.: 20070807-0094583, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 319 Oriel Avenue, Nashville, TN 37210

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/our hand(s) this 25th day of July, 2008

JMJ Properties, LLC

BY: _____
Justin Weisenbacher
Member

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Justin Weisenbacher with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be a Member of JMJ Properties, LLC, the within named bargainor, and corporation, and that as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Justin Weisenbacher as such Member.

Witness my hand and official seal at Jupiter, Florida on this the 25th day of July, 2008.

Notary Public By: MISTY LAGES

My Commission Expires: 9/27/08

OFFICIAL NOTARY SEAL
MISTY LAGES
COMMISSION NO. DD474658
MY COMMISSION EXP. Sept. 27, 2009