Davidson County DEEDWARR
Recvd: 08/04/08 10:17 2 pg
Fees:13.00 Taxes:569.80

20080804-0079800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAPHNE D. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Linneman	Countrywide Bank, FSB	026060A03400CO
(NAME)	(NAME)	
101 Canton Court	3011 Armory Dr., Ste 120	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37204	
(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,

JJD PARTNERS,

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

WILLIAM E. LINNEMAN AND WIFE, ELIZABETH LINNEMAN,

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 34, PHASE 1, PLAN OF THE TOWNHOMES AT WINDSOR GREEN, as shown on plat of record in Plat Book 8250, Page 995, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JJD Partners by Quitclaim Deed from Jeffrey Dial and wife, Jennifer Dial, of record in Instrument No. 20050604000 79799, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 101 Canton Court, Goodlettsville, TN 37072

(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 our hands this 31st day of July, 2008.

JJD Partners

By: _____
Jeff Dial, Partner

Attest: _____
,

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Dial with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Partner of **JJD PARTNERS**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **JJD PARTNERS** by him/herself as Partner.

Witness my hand and official seal at Brentwood , Tennessee this 31st day of July, 2008

Commission expires: 11/30/09

_____
Notary Public

TRENT LEHMAN ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF WILLIAMSON