File No. 280601190

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/08 14:43 2 pg
Fees:13.00 Taxes:458.80
20080903-0090373

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Bonnie Brobbey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/23/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Powanda L. Anthony	Churchill Mortgage Corporation	163-05-0B-069.00CO
(NAME)	(NAME)	
5170 Hickory Hollow Rd. Townhome 265	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, . .

J & J Group LLC, a Tennessee Limited Liability Company,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Powanda L. Anthony, an unmarried woman and Brittany D. Anthony, an unmarried woman,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 69, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), PHASE II, MILL PARK (Formerly Hickory Hollow Townhomes), as shown by plat of record in Instrument No. 20000706-0066999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J & J Group LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 30, 2004, from Jerry Steve Bowling, Jr. and Molly K. Bowling, husband and wife, of record in Instrument No. 20050105-0001729, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Rd. Townhome 265, Antioch, TN 37013
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of August, 2008.

J & J Group LLC

By: _____
Joseph M. Hafner, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joseph M. Hafner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of J & J Group LLC, a Tennessee Limited Liability Company, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 15th day of August, 2008.

Commission expires: 11/22/09

_____
Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280601190

RETURN TO:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129