Davidson County DEEDWARR
Recvd: 12/01/08 08:10 2 pgs
Fees:13.00 Taxes:388.50
20081201-0116101

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$105,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3·7·2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chistopher S. Burrell 450 Kinsey Blvd Madison, TN 37115	Birmingham Bancorp Mtg 6230 Orchard Lake Rd W Bloomfield, MI 48322	Map 05203002000 Parcel

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, we,

J & M Solutions, LLC

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christopher S. Burrell, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of East Madison Addition, said plan not of record being described as follows:

Said Lot No. 25 fronts 50 feet along the westerly margin of Kinsey Boulevard and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to J & M Solutions, LLC, by Warranty Deed from Les Lazarus, dated April 3, 2008, and recorded in Instrument No. 20080407-0034661, in the Register's Office in and for Davidson County, Tennessee.

This property is investment property only and has never been the personel residence of the owner(s) of said corporation and therefore is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 450 Kinsey Blvd Madison, TN 37115
(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 my hand(s) this 29th day of November, 2008.

J&M Solutions, LLC,
by Jeff Brannon, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared Jeff Brannon, 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 & M Solutions, LLC the within named bargainor, a Limited Liability Company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

WITNESS my hand and official seal at my office at Nashville, Tennessee, this 29th, day of November, 2008

NOTARY PUBLIC

My commission expires: 3-7-2011

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027