WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100079773 DEEDWARR
Recvd: 12/20/10 11:01 2 pgs
Fees:13.00 Taxes:699.30

20101220-0100916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: May 18, 2014
(AFFIX SEAL)

JAMES ALEXANDER WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Jensen	New Owner	156-10A-1
(NAME)	(NAME)	
7940 Poplar Creek		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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, Victor Hazelwood, Trustee of the Poplar Creek 7940 Reinvestment Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Jensen and Lena Camilla Jensen, husband and wife 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. 1 on the Plan of Revised Amber Hills Subdivision of record in Plat Book 7900, Page 377, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Victor Hazelwood Trustee of the Poplar Creek 7940 Reinvestment Trust, by deed of record in Instrument No. 20101025-0085072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7940 Poplar Creek, Nashville, TN 37221

(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 this 15th day of December, 2010.

Victor Hazelwood, Trustee of the Poplar Creek 7940 Reinvestment Trust

By: _____, Trustee

Victor Hazelwood, Trustee of the Poplar Creek 7940 Reinvestment Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2010.

Commission expires:

_____

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County