WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Lowe	New Owner	103-16-J-2CO
(NAME) 103 A & B Cherokee Rd.	(NAME)	103-16-J-1CO &
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **SJB PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE LOWE, UNMARRIED AND JAMES SIEFFERT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Units A and B of Cherokee Glen, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Cherokee Glen, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070206-0015782, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cherokee Glen, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070206-0015782, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to SJB Partners, LLC by Quitclaim Deed from SJB Partners of record in Instrument No 20131126-0120784, said Register's Office. Affidavits of record in Instrument No. 20070530-0064134, Instrument No. 20070612-0070502 and Instrument No. 20070905-0106623, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 843, pages 2 and 3, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20070206-0015782, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 103 A & B Cherokee Rd., Nashville, TN 37205

(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.

BILL GARRETT, Davidson County
Trans:T20130099591 DEEDWARR
Recvd: 11/25/13 10:15 2 pgs
Fees:13.00 Taxes:1406.00
20131125-0120785

Witness my hand this 22ND day of November, 2013.

SJB Partners, LLC, a Tennessee limited liability company

By: _____
Steve Church, Member

By: _____
Bryan Church, Member

By: _____
Jason Keckley, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Steve Church, Bryan Church and Jason Keckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of SJB Partners, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal at Nashville, Tennessee this 22ND day of November, 2013.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015