Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $108,150.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Lucy Freeman	New Owner	087090025.00
P.O. Box 150868		
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The CJ Family Limited Partnership, a Tennessee limited partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lucy Freeman,** 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:

Land in Davidson County, Tennessee.

Being Lot 222, Valley Grove, Section 9, as shown on plat of record in Book 5200, Page 605, 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 The CJ Family Limited Partnership, a Tennessee, limited partnership, by Quitclaim Deed from Jonathan M. Jose and wife, Selene Jose and Basilio S. Cabrera and wife, Lillian Cabrera, recorded on January 12, 2012 in Instrument Number 20120112-0003238, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1108 - 1110 Forest Ridge Way, Hermitage, TN, 37076.

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Covenants, conditions, and restrictions as set forth in instrument recorded Book 6139, Page 439, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) all matters appearing of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150021660 DEEDWARR
Recvd: 03/25/15 09:50 3 pgs
Fees:18.00 Taxes:400.16
20150325-0025508

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this the 12th day of March, 2015.

CJ Family Limited Partnership

By: RSQ Property Services, Inc.
Its: General Partner

By: _____
Selene Jose
Its: President and Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Selene Jose, President and Secretary of RSQ Property Services, Inc., General Partner, of CJ Family Limited Partnership,** the within named bargainor, **a Tennessee corporation,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such General Partner, President and Secretary.

Witness my hand and official seal at this the 12th day of March, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

WITNESS my hand this the 12th day of March, 2015.

CJ Family Limited Partnership

BY: Jonathan M Jose Limited Partner and individually by Selene Jose his attorney in fact
Jonathan M. Jose, Limited Partner and
individually, by Selene Jose, his attorney in fact

Power of attorney recorded in Instrument Number 20150325-0025507, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On March 12, 2015, before me personally appeared, Selene Jose, to me known (or proved to me on the basis of satisfactory evidence) to be attorney in fact for the person who executed the foregoing instrument on behalf of Jonathan M. Jose, and who acknowledged that she executed the same as the free act and deed of Jonathan M. Jose.

Witness my hand and official seal at this the 12th day of March, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015023471