BILL GARRETT, Davidson County
Trans:T20150030197 DEEDWARRSP
Recvd: 04/21/15 15:09 3 pgs
Fees:18.00 Taxes:481.00
20150421-0035653

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
CMJ Developments, Inc.
2838 Barfield Rd
Murfreesboro, TN 37130

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 95-14
GROUP
PARCEL 118.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathleen Waters Sewell (a/k/a Kathleen W. Sewell), unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **CMJ Developments, Inc., a Tennessee Corporation,** hereinafter called the GRANTEE, its successors 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. 66 on the Plan of Elm Hill Acres, Section 1, as shown by plat and survey of record in Book 2331,, page 67, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Young Sewell and wife, Kathleen Waters Sewell, by deed from Dan Zeitlin and Harry Zeitlin d/b/a D & H Construction Company of record in Book 2542, page 195, Register's Office for Davidson County, Tennessee, and the said John Young Sewell having since died on November 29, 2004, title is vested in the Grantor as the sole surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **2103 Crystal Drive, Nashville, Tennessee 37210.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming through the Grantor. 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 **17th** day of **April, 2015.**

* Kathleen Waters Sewell (a/k/a Kathleen W. Sewell)
by: Patricia Evelyn S Talbert, as attorney-in-fact

Kathleen Waters Sewell (a/k/a Kathleen W. Sewell) by Patricia Evelyn S. Talbert, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia Evelyn S. Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Kathleen Waters Sewell (a/k/a Kathleen W. Sewell),** the bargainor, and as Attorney in Fact, she executed the within Warranty Deed by signing the name of **Kathleen Waters Sewell (a/k/a Kathleen W. Sewell)** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of April, 2015.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

Martha Jo Smith
AFFIANT

Subscribed and sworn to before me on this 17th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 11/23/2015

THOMAS L. BOTTORFF JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY