BOOK 10886 PG 166 BOX 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Victoria Ann Marchetti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 1998.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Ann Marchetti	Standard Federal Bank, a Federal Savings Bank	129-8-37/07DZ36358
(NAME)	(NAME)	
1023 Edwin Warner Drive	2600 W. Big Beaver Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Troy, MI 48084	
(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, Michael J. Kenney and wife, Anne Barrett McGaw Kenney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria Ann Marchetti, an unmarried person, 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:

BEING Lot No. 26 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13, and 14, Register's Office for said County.

SAID Lot No. 26 fronts 100 feet on the west side of Edwin Warner Drive and runs back on the south line, which is a broken line, 274.41 feet and runs back on the north line 248.8 feet to a dead line in the rear measuring 70.07 feet thereon.

BEING the same property conveyed to Anne Barret McGaw and Michael J. Kenney, both unmarried, by deed from Audrey Nutt Barber, a widow, of record in Book 10172, Page 247, Register's Office for Davidson County, Tennessee. Anne Barret McGaw having since married Michael J. Kenney and now known as Anne Barret McGaw Kenney.

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

unimproved ☐
This is improved ☒ property, known as 1023 Edwin Warner Drive, 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.

Witness my/our hand(s) this 13th day of April, 1998.

Michael J. Kenney

Anne Barret McGaw Kenney

0425533
IDENTIFICATION REFERENCE

98 APR 14 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4/14/98 0101 03CHECK 612.10

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STATE OF TENNESSEE

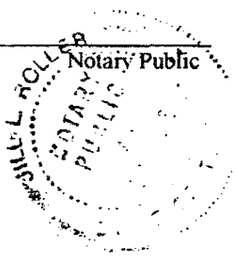
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Kenney and wife, Anne Barret McGaw Kenney, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of April, 1998.

Commission expires: January 27, 2001

Jill L. Roller Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10
04/14/98 01 16:03 0001 4109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425533
IDENTIF. & REFERENCE
98 APR 14 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280272