WARRANTY DEED

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

Instr:200003230029596 Page: 1 OF 2
REC'D FOR REC 03/23/2000 12:08:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $791.80

My Commission Expires MAY 28, 2003

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. Kyker	Columbia National	149-16-18
(NAME)	(NAME)	
5409 Ashby Drvie	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Columbia, MD 21045-6050	
(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, John J. Derdzinski, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Kyker and wife Cynthia G. Kyker, 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. 18, Bellwood Estates Section I, Resubdivision of Lot No. 18 of record in Book 6050, Page 289, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John J. and wife, Robin M. Derdzinski, by deed of record in Book 9478, Page 620, Register's Office for Davidson County, Tennessee.

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unimproved ☐
This is improved ☒ property, known as 5409 Ashby Drive, Antioch, TN 37013
(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.

* THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD

Witness my/our hand(s) this 27th day of September, 1999.

John J. Derdzinski

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 1999.

Commission expires: May 28, 2003

TAMMY L. JONES Notary Public

TAMMY L. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003