WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Tammy L Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2000.

Sarah Tyler
Notary Public

MY COMMISSION EXPIRES:. 7/26/03
(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007200071879 Page: 1 OF 2
REC'D FOR REC 07/20/2000 2:48:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $203.50

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Morris	First Union Mortgage Corporation	MAP 94
(NAME) 1603 Electric Avenue	(NAME) 1100 Corporate Center Drive NC4777	PARCEL 450
(ADDRESS) Nashville, TN 37206	(ADDRESS) Raleigh, NC 27607-5066	GROUP 01-0
(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,

ANGELA GAY KINKEAD, UNMARRIED

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAMMY L. MORRIS, UNMARRIED

, 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. 76 on the Plan of Shelby Village, No. Three, as of record in Plat Book 2083, Page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angela Gay Kinkead by deed from Vincent e. Petty and wife, Cherry D. Petty of record in Deed Book 7887, page 119, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2015, page 639; Book 2086, page 339, Register's Office for said County.

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

unimproved ☐
This is improved ☒ property, known as 1603 Electric Avenue, Nashville, TN 37206
(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 29th day of June, 2000.

Angela Gay Kinkead

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal this 29th day of June, 2000.

My Commission Expires 7/26/03

Notary Public

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number200006188
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122