RECORD & RETURN TO: FILE BOX 36 / FILE # 16888SP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/01 15:21 2pgs
Fees:11.00 Taxes:895.40

20010206-0011803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 11-26-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Teague	SunTrust Mortgage, Inc.	104-15-292
(NAME)	(NAME)	
2612 Westwood Avenue	P. O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Irvine, CA 92619-7028	
(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 Monaghan and wife, Laura Junker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Teague, 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:

LAND in Davidson County, Tennessee, being the easterly 63.5 feet of the westerly 65 feet of the southerly 192 feet of Lot No. 36 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County.

SAID part of Lot No. 36 fronts 63.5 feet on the northerly margin of Westwood Avenue and extends back between parallel lines 192 feet to a dead line.

BEING the same property John Monaghan and wife, Laura Junker by deed from Ernest H. Bennett, Jr., and wife, Ann Starr of record in Book 7625, Page 156, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2612 Westwood Avenue, Nashville, TN 37212
(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 our hands this 5th day of February, 2001.

John Monaghan

Laura Junker

STATE OF Michigan

COUNTY OF Kalamazoo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Monaghan and Laura Junker, 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 2:23pm ~~Feb~~ Friday this 2nd day of February, 2001.

Commission expires:

SANDRA STEPHENS
NOTARY PUBLIC KALAMAZOO CO., MI
MY COMMISSION EXPIRES May 29, 2004

Sandra Stephens
Notary Public

