Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Mack Roney	OWNER	**Map 83-3, Parcel 148**
(NAME)	(NAME)	
365 ACADEMY RD		
(ADDRESS)	(ADDRESS)	
LEBANON TN 37087	,	
(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, **Cheryl N. Kinnard, Paula Hood and Lorenzo B. New**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT MACK RONEY**, 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 part of the westerly part of Lot No. 53 on the Plan of W. S. Ashworth's subdivision of Lots Nos. 47, 48, 49, and 50 of the Town of Brownsville of record in Book 161, Page 153, Register's Office for said County, and described as follows:

Beginning on the south margin of Carter Street at the northwest corner of said lot; thence easterly along Carter Street 50 feet; thence at right angles of said street, southerly 154 feet, more or less, to the northerly margin of an alley; thence westerly along said alley 10 feet, more or less, to the northerly margin of the right-of-way of the Lewisburg & Northern Railroad; thence westerly along said right-of-way 54 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 120 feet, more or less, to the beginning.

Being the same property conveyed to and Cheryl N. Kinnard, Paula Hood and Lorenzo B. New by deed of record of Book 9330, Page 306, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Lorenzo B. New by Cheryl New Kinnard and Keron New Bolling as his Attorney-In-Fact pursuant to General Power of Attorney being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/05/01 10:27 2pgs
Fees:11.00 Taxes:222.00

20010305-0020257

unimproved ☐

This is improved ☒ property, known as **2104 Carter 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 28th day of February, 2001.

Paula A. Hood
Paula A. Hood

Lorenzo B New / Cheryl New Kinnard
Lorenzo B. New by his Co. Attorney-in-fact

Lorenzo B. New / Keron New Bolling
Lorenzo B. New by his Attorney-in-Fact

Cheryl New Kinnard
Cheryl M. Kinnard

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 Cheryl New Kinnard and Paula Hood, bargainor(s), 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 Anitoch, Tennessee, this 28th day of February, 2001.

Commission expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2001 before me personally appeared Cheryl New Kinnard and Keron New Bolling, the people who executed the foregoing instrument on behalf of Lorenzo B. New, and acknowledged that they executed the same as the free act and deed of the said Lorenzo B. New, through Power of Attorney granted them, by the said Lorenzo B. New.

Shari A. Thompson
Notary Public

Commission Expires: 1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.