FILE BOX 198
01-6-25-D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Sandra S. Schwartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 TH DAY OF JUNE, 2001.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: 05/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michale 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
Timothy M. Carey	SUNTRUST BANK	**103-6-16**
(NAME)	(NAME)	
5612 Kendall Drive	P.O. box 305110/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37230-5110	
(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, **BRADY MATTHEW GARDNER AND WIFE, CATHARINE REED GARDNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY **M. CAREY, UNMARRIED AND SUSAN G. FRYZEL, 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:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brookside Courts, Addition, No. 2, of record in Book 1835, Page 47, Register's Office for said County.

SAID Lot No. 4 fronts 75 feet on the northerly margin of Kendall Drive and extends back between parallel lines 175 feet to a dead line in the rear. Together with, as an appurtenance thereto, the easements for driveway purposes granted in instruments of record in Book 5241, Page 922 and Book 5241, Page 924, said Register's Office.

Being the same property conveyed to Brady Matthew Gardner and wife, Catharine Reed Gardner by deed from Hal M. Roseman, an unmarried person of record in Book 11277, Page 806 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **5612 Kendall Drive, Nashville, TN 37209**
(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 15h day of June, 2001.

Brady M Gardner

Catharine R. Gardner
Catharine R Gardner

Davidson County DEEDWARR
Recvd: 06/22/01 15:17 2pgs
Fees:11.00 Taxes:666.00

20010622-0066441

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 Brady M Gardner and Catharine R Gardner, 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 15th day of June, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003