Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/02 09:48 2pgs
Fees:13.00 Taxes:444.00

20020530-0065446

NOTARY PUBLIC AT LARGE ... FORD CO. TENN.

My Commission Expires

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF MAY, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

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
Matthew E. Minnehan	**SunTrust Bank, a Georgia Corporation**	**150-08-0 041.00**
(NAME)	(NAME)	
3517 Daisy Trail	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37219**	
(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, **Gerrit Van Nederynen and wife Evelyn D. Van Nederynen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew E. Minnehan, 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. 324 on the plan of Section Seven-B, "The Country", as shown by plat record in Plat Book 6250, page 505, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gerrit Vannederynen and wife, Evelyn D. Vannederynen by deed of record in Book 10918, Page 451, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Gerrit Vannederynen and wife, Evelyn D. Vannederynen by Kathy A. LaGrow as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020530-0065445, in the 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 **3517 Daisy Trail, 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.

Witness **my/our hand(s)** this **28th day of May, 2002**.

by Kathy A. LaGrow, Atty-in-fact.
Gerrit Van Nederynen
Gerrit Van Nederynen

Evelyn D. Van Nederynen
Evelyn D. Van Nederynen
by Kathy A. LaGrow, Atty-in-fact.

State of Tennessee County of Davidson

On this 28th day of May, 2002 before me personally appeared Kathy A. LaGrow, the person who executed the foregoing instrument on behalf of Gerrit Van Nederynen and Evelyn D. Van Nederynen, and acknowledged that they executed the same as the free act and deed of the said Gerrit Van Nederynen and Evelyn D. Nederynen, through Power of Attorney granted Kathy A. LaGrow, by the said Gerrit Van Nederynen and Evelyn D. Van Nederynen.

Angela M Lake
Notary Public

Commission Expires: 1-25-2006

NOTARY PUBLIC AT LARGE
RECORD CO. TENN.
My Commission Expires