File Box 9B
189171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$243,000.00**

Beth M. Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2002.

Catherine M. Wood
Notary Public

MY COMMISSION EXPIRES: ~~July 26, 2003.~~ 9-25-04
(AFFIX SEAL)

NOTARY PUBLIC CATHERINE M. WOOD DAVIDSON COUNTY, TENN. AT LARGE

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
Gregg D. Stanwood	**Suntrust Mortgage, Inc.**	**155-3-B-34CO**
(NAME)	(NAME)	
7205 River Junction Drive	**P.O. Box 57028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **Jeffrey R. Kohl and spouse, Mariam M. Kohl,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregg D. Stanwood and wife, Bethann McLaughlin,** 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. 34 on the plan of River Park Estates, of record in Book 6250, pages 658, 659, as corrected in Book 6785, page 427 and amended in Book 6830, page 806, said Register's Office.

SAID Lot No. 34 fronts 95.0 feet on the southerly margin of River Junction Drive and extends back 130.00 feet on the easterly line and 123.25 feet on the westerly line to a dead line in the rear, measuring 87.42 feet thereon.

BEING the same property conveyed to Jeffrey R. Kohl and spouse, Mariam M. Kohl by deed from Eric T. Grasman and spouse, Pamela L. Grasman of record in Book 11333, page 796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6672, page 600, Book 6980, page 377, Book 6980, page 375, Book 7155, page 844; (3) Easements of record in Book 5738, page 824, and Book 3819, page 296; (4) Charter of record in Book 7216, page 833; (5) All matters appearing on the Plan of record in Plat Book 6250, pages 658 and 659, in Book 6830, page 806, and Book 6785, page 427, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **7205 River Junction Drive, Nashville, TN 37221**
(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 3rd day of June, 2002.

Jeffrey R. Kohl

Mariam M. Kohl

Davidson County DEEDWARR
Recvd: 06/05/02 11:37 2pgs
Fees:13.00 Taxes:899.10

20020605-0068145

STATE OF TENNESSEE

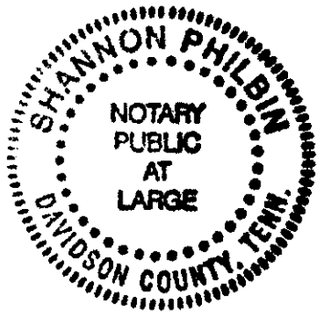
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Kohl and Mariam M. Kohl, 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 3rd day of June, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003