WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/02 13:52 2pgs
Fees:13.00 Taxes:1387.50

20021205-0150033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Commission Expires JULY 15, 2004 DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy W. Wunsch	**Same as Owner**	**Map 103-12**
(NAME) **213 Cherokee Road**	(NAME)	**Parcel 22**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **Lee Locke Kennedy and wife, Lynlee Kennedy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy W. Wunsch and Mary Ann McCready, tenants in the entirety,** 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 northerly ½ of Lot No. 18 & Lot 19 Block "L" on the Plan of Cherokee Park Third Section, as of record in Plat Book 843, page 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby attached for a more complete description described as follows:

Said ½ of Lot No. 18 and all of Lot No. 19 front together 90 feet on the westerly margin of Cherokee Road and extend back 125.72 feet on the northerly line and 125.58 feet on the southerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Lee Locke Kennedy, unmarried by warranty deed from Anastasia Brown, aka Anastasia Pruitt of record in 20001027-0106812, Register's Office for Davidson County, Tennessee.

Lynlee Kennedy joins in signing this Warranty Deed to convey any and all marital rights she may have in said property.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 16, said Register's Office; and (c) Restrictive covenants contained in Book 843, page 2 and 3, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 213 Cherokee Rd., Nashville, TN 37205
(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 December, 2002.

Lee Locke Kennedy

Lynlee Kennedy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Lee Locke Kennedy and LynLee Kennedy 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 Brentwood, Tennessee this 3rd, day of December, 2002.

Commission expires:



Robert L. Scruggs Notary Public