#4760
Book 13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2002.

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 01/13/03 10:00 2pgs
Fees:13.00 Taxes:473.23
20030113-0005050

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Denise Kennedy
3405 Anderson Road #126
Antioch, Tennessee 37013

SEND TAX BILLS TO:
owner

MAP-PARCEL NUMBERS:
136.15-A-014.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy L. Purvis, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Denise A Kennedy, unmarried,** hereinafter referred to as 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. 14, Unit 126, on the Plan of Watercrest Townhomes, as shown on plat of record in Plat Book 8250, page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nancy L. Purvis by deed from Pulte Homes Tennessee, Limited Partnership, of record in Book 11411, page 596, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 8250, page 888, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10788, page 553 and Book 11158, page 931, Register's Office for Davidson County, Tennessee.

Letters of record in Book 10821, page 131 and Book 10822, page 70, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10788, page 546, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument #2000 022200 17014, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3405 Anderson Road #126, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 13th day of December, 2002.

Nancy L. Purvis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy L. Purvis, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2002.

Notary Public

My Commission Expires: 11.22.05

07025-BW