WARRANTY DEED

13.00
308.95
321.95
321.95

Davidson County DEEDWARR
Recvd: 06/16/03 16:23 2pgs
Fees:13.00 Taxes:308.95

20030616-0082837

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Gladys E. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~September 20, 2004.~~ 10-25-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Kennedy	Ross Kennedy	80-8/95.00
(NAME) 3218 Panorama Drive	(NAME) 3218 Panorama Drive	
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37218	
(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,

Gladys E. Waggoner, a widow

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ross Kennedy and wife, Norkitta Kennedy

, 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. 187 on the plan of Bordeaux Gardens, Section One, of record in Plan Book 3300, page 91, amended in Book 3505, page 589, Register's Office for said County.

Being the same property conveyed to Milton Waggoner and wife, Gladys E. Waggoner by Warranty Deed from Nina Jean Storey, unmarried, dated October 9, 1979 and filed for record in Book 5511, page 919, Register's Office for Davidson County, Tennessee. The said Milton Waggoner having since died and the property is vested solely to Gladys E. Waggoner, a widow.

Subject to any and all matters as shown on the Plan of record in Plat Book 3300, page 91, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Restrictive Covenants of record in Book 3465, page 403, Register's Office for Davidson County, Tennessee.

Taxes for 2003 have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 3218 Panorama Drive, Nashville, TN 37218

(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 5th day of June, 2003.

Gladys E. Waggoner

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson HRA

On 6/5/2003, before me personally appeared Gladys E. Waggoner to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of June, 2003.

Commission expires: ~~September 20, 2004~~ 10-25-03

~~Judith C. Jacobs~~ Notary Public
Henry R. Allison III

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.