WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/03 09:10 2pgs
Fees:13.00 Taxes:493.58

20030822-0122026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,400.00

x Wanda L. Ridgeway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Lisa D. Turner
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda L. Ridgeway	Guaranty Trust Company	Map 136, Group 03-0-C, Parcel 115
(NAME) 3727 Colonial Heritage Drive	(NAME) 640 Broadmor Boulevard, Suite 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Fred Douglas Kennedy, Jr. and wife Esther W. Kennedy , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda L. Ridgeway, 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. 33, Heritage Village of Priest Lake Park, Section II, as shown by plat of record in Plat Book 5200, page 106, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fred Douglas Kennedy, Jr. and wife Esther W. Kennedy by deed from Edwin E. Sanborn, Jr. and wife Carlotta J. Sanborn of record in Book 8797, page 978, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5562, page 833, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5200, Page 106, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3727 Colonial Heritage Drive, Nashville, TN 37217
(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 15th day of August, 2003.

Fred Douglas Kennedy Jr.

Esther W. Kennedy

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Fred Douglas Kennedy, Jr. and Esther W. Kennedy the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/15/2003

My Commission Expires: NOTARY PUBLIC AT LARGE MARCH 12, 2005

Notary Public

File Number23080354
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Record & Return To:
Watauga Title of Rutherford Co, LLC
151 Heritage Park Dr., Suite 403
Murfreesboro, TN 37129