WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/03 08:47 2pgs
Fees:13.00 Taxes:651.20

20031009-0149777

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: August 6, 2007.
(AFFIX SEAL)

LISA SHEPPARD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Kiddy	America's Wholesale Lender	Map 83, Group 15, Parcel 108
(NAME)	(NAME)	
2709 Noonan Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN L. FREUND AND WIFE LINDA SPECK FREUND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. KIDDY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 125 on the Plan of Fortland Park, as shown of record in Plat Book 2900, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John N. Freund and wife, Linda Speck Freund by Deed from Burnice N. Montgomery and wife, Frances L. Montgomery, filed for record 03/31/71, in Book 4490, Page 62. Registers Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 2900, Page 40, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2709 Noonan Drive, Nashville, TN 37206
(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 1st day of October, 2003.

John L. Freund

Linda Speck Freund

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, **JOHN L. FREUND AND WIFE LINDA SPECK FREUND** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 1st day of October, 2003.

Commission expires: August 6, 2007

Lisa Sheppard

Lisa Sheppard Notary Public

