WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2006.~~ 9-4-07

(AFFIX SEAL)

JOHN PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen Ceja	Option One Mortgage Corporation	162-12A-39
(NAME)	(NAME)	
1035 Brittany Park Drive	1600 Parkwood Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Atlanta, GA 30339	
(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, Geral Len Kennemer and wife, Martha J. Kennemer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carmen Ceja,_____ 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. 39 on the Plan of Brittany Park, Phase IB, First Revision, of record in Plat Book 9700, Page 610, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Geral Len Kennemer and wife, Martha J. Kennemer, by deed of record in Book 11131, Page 59, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Martha J. Kennemer by Geral Len Kennemer as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20031208-0175630 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1035 Brittany Park Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 12/08/03 10:12 2pgs
Fees:13.00 Taxes:399.60

20031208-0175631

DEC-05-2003 09:26 ADVANTAGE TITLE 615 777 2015 P.03

Witness our hands this 4th day of December, 2003.

Geral Len Kennemer

Martha J. Kennemer by Geral Kennemer Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geral Len Kennemer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

On this the 4th day of December, 2003, before me personally appeared Geral Len Kennemer, the person who executed the foregoing instrument on behalf of Martha J. Kennemer and who acknowledged that he executed the same as the free act and deed of the said Martha J. Kennemer, through Power of Attorney granted he by the said Martha J. Kennemer.

Witness my hand and official seal at Nashville, Tennessee this

Commission expires: ~~May 28, 2006~~ may 30, 2007

KRYSTN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007