RETURN TO:
STATEWIDE TITLE + ESCROW
4121 CLARKSVILLE PIKE #7
NASHVILLE, TN 37218

WARRANTY DEED

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

CHRISTOPHER MILLER
Teresa Harrison
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE
7th DAY OF November , 2003

NOTARY PUBLIC
Carmen Coats
3-26-05

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
TYRA KENNEDY and HAROLD KENNEDY, wife and husband	Same as New Owner	149-90-CO
520 Piccadilly Row		Group
Antioch, TN 37013		Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRISTOPHER MILLER** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYRA KENNEDY and HAROLD KENNEDY, wife and husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DaAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to in this commitment is located in The State of Tennessee, County of Davidson.

Land in Davidson County, Tennessee, being Lot 120 on the Plan of Piccaadilly Square Phase I, as of record in Book 5200, Pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, t which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Miller by Deed from Manufacturers & Traders Trust Company dated 06/13/03 and recorded 06/23/03 in Instrument # 20030623-0086253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo NY 14203-23--, Trustee for Securitizaions Series 1999-3, Agreement dated 06/01/99 by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, Recorded on 02/ 21/03 as Instrument # 20030221-0022849, in the records of Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record; any and all matters in the Plat of record; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, TN."
"The above legal description is identical to the one in the previous deed of record."

This is ☐ Unimproved ☒ Improved property known at **520 PICCADILLY ROW** (House No.) (Street) **ANTIOCH,** (P.O Address) (City or Town) **TN** (State) **37013** (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns,

Davidson County DEEDWARR
Recvd: 01/07/04 14:29 2pgs
Fees:13.00 Taxes:421.80
20040107-0002795

against the lawful claims of all persons whomsoever. Whenever 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 **7th day of November, 2003**

CHRISTOPHER MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carmen Coats a Notary Public in and for said County and State, within named Christopher Miller be within named bargainor , with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this **7th day of November, 2003**

Carmen Coats
Notary Public

My Commission Expires:

3-26-05

