Davidson County DEEDWARR
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Fees:13.00 Taxes:407.00

20040116-0006592

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

S. Amelia White
Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

G-VR-03-1301

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| S. Amelia White | | |
| 1301 Ardee Avenue | (NAME) | 61-16-237 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH JOHN KOVALICK, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto S. AMELIA WHITE AND DEANNA GLAZE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Number 54 of Block "C" on the map of the Re-Subdivision of Sunnymeade as of record in Book 974, pages 56 and 57, Register's Office for said County, described according to a survey made by John Kohl, Surveyor, dated January 27, 1977.

Said part of Lot Number 54 fronts 50 feet on the northerly side of Ardee Avenue and runs back 202.5 feet on the easterly line and 200 feet on the westerly line, with the easterly margin of Kennedy Avenue to a dead line measuring 50 feet thereon.

Being the same property conveyed to Joseph John Kavalick by Warranty Deed executed on October 24, 2003 and filed for record on October 30, 2003 in Instrument Number 200310300159903, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1301 Ardee Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of January, 2004.

Joseph John Kovalick

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Joseph John Kovalick personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of January, 2004.

Notary Public

My Commission Expires: 11/27/04

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903