187
Bk/64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 08:20 2pgs
Fees:13.00 Taxes:328.93

20040414-0041625

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$88,900.00.**

Affiant

Subscribed and sworn to before me this 6th day of April, 2004.

Notary Public
My Commission Expires: (As Large)

NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires 6-22-07

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, TN 37204		
ADDRESS OF NEW OWNER: Betty Kimbrel	SEND TAX BILLS TO: SAME	MAP & PARCEL NUMBER: 096-16-0-A-061.00 CO
101 Lakebrink Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martina McKee, now known as Martina Sullivan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Betty Kimbrel**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29 on the plan of First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, page 235, and revised in Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martina McKee, unmarried, by deed from Val Claxton and wife, Barbara Claxton, on December 23, 2002, of record in Instrument Number 20030106-0002149, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6200, page 235, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5158, page 918; and Book 5479, page 443, and Book 5681, page 532; and Book 5688, page 696; and Book 6011, page 130; and Book 6038, page 456; and Book 6076, page 69; and Book 6079, page 236; and Book 6103, page 741; and Book 6121, page 24; and Book 6122, page 482; and Book 6135, page 232; and Book 6137, page 470; and Book 6137, page 474; and Book 6137, page 478; and Book 6138, page 808; and Book 6149, page 984; and Book 6149, page 988; and Book 6221, page 430; and Book 6299, page 152; and Book 6301, page 82; and Book 6391, page 449; and Book 6452, page 163; and Book 6535, page 880; and Book 7792, page 540; and Book 8032, page 432; and Book 9827, page 12, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6391, page 434; and Book 6391, page 440; and Book 6475, page 837, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6232, page 670, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6299, page 166; and Book 6301, page 96, Register's Office for Davidson County, Tennessee.

This is improved property known as: **101 Lakebrink Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 6, 2004.

Martina McKee

Martina Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martina Sullivan,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2004

My commission expires _____

_____
Notary Public

