Box 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Fennell and Treg Patton Warner	Treg Patton Warner	118-1-19
(NAME)	(NAME)	
2511 12th Avenue South	4407 Hunt Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37217	
(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, **Richards Construction Company, Inc., formerly known as Dawkins and Richards Construction Company, Inc.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly S. Fennell and Treg Patton Warner, unmarried, as tenants-in-common, without right of survivorship,** 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 Number 18 as shown on the Plan of Belmont Land Company's Plan as shown on the Plat of record in Book 421, Page 34, Register's Office for said County and more particularly described hereinbelow according to the unrecorded Boundary Survey identified as Job Number 02137 (D) prepared by Crawford Land Surveyors, P.C. originally dated 12-11-02 and revised on 12-5-03 and again on 3-24-04.

BEGINNING at an iron pin in the westerly margin of 12th Avenue South, said pin lying 97.1 feet north of an iron pin at the corner of Sweetbriar and 12th Avenue South thence North 86 degrees 43' 10" West, a distance of 204.79 feet to a iron pin (set); thence North 02 degrees 06' 07" East, a distance of 97 feet to a iron pin (set); thence South 86 degrees 43' 10" East, a distance of 213.38 feet to a nail (old); thence South 07 degrees 10' 25" West, a distance of 97.21 feet to the Point of Beginning. Containing 20,275 Square Feet or 0.46 Acres more or less.

BEING the same property initially conveyed in two separate by adjacent parcels, one to Dawkins & Richards, Inc. by deed from Daw-Par Corporation of record in Book 4914, Page 284, said Register's Office and the second parcel was conveyed to Dawkins and Richards Construction Company, Inc. by deed of record in Book 5183, Page 993, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 2511 12th Avenue South, Nashville, TN 37204

(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: 04/16/04 15:16 2pgs
Fees:13.00 Taxes:1258.00
20040416-0043308

Witness my hand this 15th day of April, 2004.

Richards Construction Company, Inc.

By: _____

Harry L. Richards, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, of the State and County aforesaid, personally appeared Harry L. Richards, with whom I am personally acquainted and who upon oath, acknowledged himself to be President of Richards Construction Company, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2004.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

_____

Notary Public