# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 11:27 2pgs
Fees:13.00 Taxes:510.60

20040603-0065294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Joslyn M. Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1583

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Kennedy | CHURCHILL MORTGAGE CORP. | 063-16-0 07.00 CO |
| (NAME) 713 Jaywood Drive | (NAME) 761 OLD HICKORY BLVD. SUITE 400 | |
| (ADDRESS) Old Hickory, TN 37138 | BRENTWOOD, TN 37027 | |
| (CITY) (STATE) (ZIP) | (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, James R. Young and wife, Brenda L. Young, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Kennedy and wife, Teresa Kennedy, 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:

Being Lot No. 79 on the Plan of Hampton Park (Formerly Chitwood Downs), a Planned Unit Development, as of record in Plat Book 6900, Pages 550, 551, and 552, and Certificate of correction in Book 7462, Page 445, and Book 8110, Page 401 and by amendment to Change Name in Book 8181, page 112, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Young and wife, Brenda L. Young by Warranty Deed from Fox Ridge Homes, Inc. dated October 30, 1996, of record in Book 10254, Page 206, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 713 Jaywood Drive, Old Hickory, TN 37138

(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.

Witness our hands this 28th day of May, 2004.

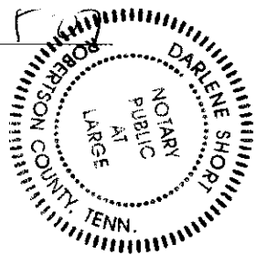
James R. Young
James R. Young

Brenda L. Young
Brenda L. Young

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 James R. Young and wife, Brenda L. Young the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of May, 2004.

Commission Expires: 11 25




Darlene Short
Notary Public

**RETURN TO:**