WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Denzel L. Kittrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/15/04 10:15 2pgs
Fees:13.00 Taxes:423.65

20040615-0070481

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denzel L. Kittrell	Denzel L. Kittrell	075-08-0-120.00
(NAME)	(NAME)	
664 Frankfort Dr.	664 Frankfort Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Robert D. Taylor and wife, Denise E. Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denzel L. Kittrell, a married man, 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 No 488 on the Plan of Section Eight Tulip Grove, of record in Book 4660, Page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Taylor and wife, Denise Taylor by Special Warranty Deed from Citicorp Mortgage, Inc., dated March 4, 1992, of record in Book 8571, Page 500, 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 664 Frankfort Dr., Hermitage, TN 37076
(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 1st day of June, 2004.

Robert D. Taylor

Denise E. Taylor

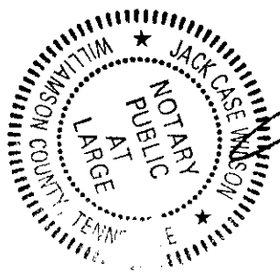
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Taylor and wife, Denise E. Taylor the bargainor (s), with whom I am personally acquainted or 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 Brentwood, Tennessee this 1st day of June, 2004.

Commission expires: 4/16/06



Notary Public

JACK CASE WILSON

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027