39-B

Davidson County DEEDWARR
Recvd: 06/16/04 16:09 2pgs
Fees:13.00 Taxes:775.15

20040616-0071533

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000703

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by FRANK A. GRECO and MARGARET E. CLICK, husband and wife, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, BRENT R. THOENY and wife, KELLYE E. THOENY, have bargained and sold, and by these presents do transfer and convey unto the said FRANK A. GRECO and MARGARET E. CLICK, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 314 Traceside, Section Six, of record in Plat Book 9700, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a mmore complete description.
>
> Being the same property conveyed to Brent R. Thoeny and wife, Kellye E. Thoeny, by deed from Jeffrey W. Pave and wife, Deena H. Pave, of record in Book 11105, page 385, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **5125 Traceway Drive, Nashville, TN 37221**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said FRANK A. GRECO and MARGARET E. CLICK, husband and wife, their heirs and assigns, forever. And it does covenant with the said FRANK A. GRECO and MARGARET E. CLICK, husband and wife, that they are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said FRANK A. GRECO and MARGARET E. CLICK, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 15th day of June, 2004.

Brent R. Thoeny
BRENT R. THOENY

Kellye E. Thoeny
KELLYE E. THOENY

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **BRENT R. THOENY and wife, KELLYE E. THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 15th day of June, 2004.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$210,000.00~~ $209,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 15th day of June, 2004.

NOTARY PUBLIC

JORETTA F. NORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-25-06

MAP 155-16-0
GROUP A
PARCEL 185.00

ADDRESS OF NEW OWNERS:
FRANK A. GRECO et ux
30 Castlewood Ct.
Nashville, TN
37215

SEND TAX BILLS TO:
SAME
Suntrust Mortgage
201 Fourth Ave. North 7th Floor
Nashville, TN 37219