BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#17198-2

The actual consideration or value, whichever is greater, for this transfer is **$136,020.00.**

Kenneth James Sanney
Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2004.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/25/04 08:29 2pgs
Fees:13.00 Taxes:503.27
20040625-0075431

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: MORTGAGEE: | Map-Parcel Numbers |
|---|---|---|
| **KENNETH JAMES SANNEY** | **ACADEMY MORTGAGE CORPORATION** | **PART OF MAP 105-10-0** |
| **2019B Beech Avenue** | **6955 South Union Park** | **PARCELS 163.00, 164.00, AND 166.00** |
| **Nashville, TN 37204** | **Midvale, UT 84047** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KENNETH JAMES SANNEY, an unmarried person**

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 Unit No. 2 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.**

**BEING part of the same property conveyed to Craighead Development, LLC, by Warranty Deed dated May 22, 2003, from Gregory J. Pulley, an unmarried person, of record in Instrument No. 20030611-0080604, and by Warranty Deed dated June 20, 2003, from Robert R. Harris, Jr., and wife, Peggy F. Harris, of record in Instrument No. 20030701-0091097, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040429-0048517, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the GRANTOR herein.**

This is improved (__X__) Unimproved (____) property, known as: **2019C Beech Avenue, Nashville, TN 37204.**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 my/our hand(s) this 23rd day of June, 2004.

**CRAIGHEAD DEVELOPMENT, LLC**

By: Carl A. Neuhoff

**Carl A. Neuhoff, Jr. Asst. Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Asst. Chief Manager** of **CRAIGHEAD DEVELOPMENT, LLC,** the within-named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.,** as **Asst. Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **23rd** day of **June, 2004.**

Deborah H. Berrie

**Notary Public**

**My Commission Expires:** 3/25/06

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.