WARRANTY DEED BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 06/25/04 14:40 2pgs
Fees:13.00 Taxes:536.50

20040625-0075870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-26-07
(AFFIX SEAL)

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
Cherie L. Pilliod	MIT	146-16-72
(NAME)	(NAME)	
507 Brentlawn Drive	4898 S. Old Peachtree Rd #107	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Norcross GA 30071	
(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, **John Kay and Jutta Maue-Kay, Trustees of the Kay Family Trust, a revocable living trust as owners of a 1/3 undivided interest and Michael S. Willis and wife, Shawn Kay as owners of a 2/3's undivided interest in the property described below,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cherie L. Pilliod,** 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. 32 on the Plan of Brentwood Hall, Section III, of record in Book 2133, Page 14, Register's Office for said County.

SAID Lot No. 32, which is a corner lot, fronts 101.5 feet on the southerly margin of Brentlawn Road and fronts 98.00 feet on the easterly margin of Trousdale Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 121.0 feet on the southerly line and 122.7 feet on the easterly line to a point of intersection.

BEING the same property conveyed to John Kay and Jutta Maue-Kay, Trustees of the Kay Family Trust, a revocable living trust by Warranty Deed from Glenn A. Barnes, Jr. and spouse, Florence B. Barnes of record In Book 9518, Page 536, said Register's Office. The said Trustees having subsequently conveyed a total of a 2/3's undivided interest in the property by two separate Quit Claim Deeds which deeds are recorded as Instrument Numbers 20031218-0180698 and 20040308-0026440, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 507 Brentlawn Drive, Nashville, TN 37220
(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 my hand this 24th day of June, 2004.

Michael S. Willis

Michael S. Willis by Paul L. Riggan, his Attorney in Fact

Shawn Kay

Shawn Kay by Paul L. Riggan, her Attorney in Fact

John Kay, Trustee

Jutta Maue-Kay, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Paul L. Riggan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Attorney in Fact for the within named Michael S. Willis and wife, Shawn Kay** and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH day of JUNE, 2004.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Kay and wife, Jutta Maue-Kay** with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Trustees of the Kay Family Trust, and that they as such Trustees being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by themselves as such Trustees.

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



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public