2050

(1)

BK 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/04 14:57 2pgs
Fees:13.00 Taxes:698.93

20040702-0079392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

NOTARY PUBLIC
AT LARGE
JUNE E. POWELL
My Commission Expires
JULY 29, 2006

Notary Public

MY COMMISSION EXPIRES: STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ryan and Michelle Hutchi Sweeney	SAME	171-03-B 44.00
(NAME)	(NAME)	
641 Old Hickory Boulevard Unit 29		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **KEELY I. PITTS LEIM AND HUSBAND, JOSHUA LEIM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT RYAN SWEENEY AND WIFE, MICHELLE HUTCHI SWEENEY,** 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. 15 on the Revised Plan of Townhomes of Fredericksburg, Section One, Phase One, a Planned Unit Development of record in Plat Book 9700, page 236, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keely I. Pitts and Joshua Leim, both unmarried, joint tenants with rights of survivorship, by deed from Corporate Transfer Service, Inc., dated May 9, 2002, of record in Instrument No. 20020517-0060898, in the Register's Office for Davidson County, Tennessee. The said Keely I. Pitts is now known as Keely I. Pitts Leim.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) All matters appearing on the plan of record in Book 9700, page 236, said Register's Office; (c) Charter of record in Book 8920, page 40, Book 10126, page 430, and Book 11550, page 529, said Register's Office; (d) Bylaws of record in Book 10126, page 486, as amended in Book 10275-, page 959, Book 10694, page 539, and in Book 11550, page 554, said Register's Office; and (e) Restrictive covenants of record in Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10393, page 11, Book 10694, page 541, Book 11682, page 75, and Instrument No. 20000718-0070558, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Boulevard Unit 29, Brentwood, TN 37027

(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 30th day of June, 2004.

x Keely I. Pitts-Leim
Keely I. Pitts Leim

x
Joshua Leim

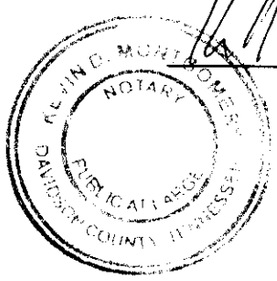
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keely I. Pitts Leim and husband Joshua Leim , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

Commission expires: 11/24/07



Notary Public