WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/04 13:48 3pgs
Fees:18.00 Taxes:329.30
20040714-0083996

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 10.5.07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine McKeever	Principal Residential Mortgage	70-13-009
(NAME)	(NAME)	
2110 Summitt Ave	711 High Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Des Moines, IA 50392	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041088

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Estate of Margaret Louise Rittenberry**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christine McKeever**, ~~husband and wife~~ hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

~~Lincoln Co~~

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2110 Summit Avenue, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of July, 2004.

Kevin Mark King/ Jeffery W. King
Kevin Mark King Individually and as Personal Representative by Attorney in Fact Jeffery W. King

Stephanie Michelle Bess/ Jeffery W. King
Stephanie Michelle Bess by Attorney in fact Jeffery W. King

Wendy Jill Bess Bruzewski/ Jeffery W. King
Wendy Jill Bess Bruzewski by Attorney in Fact Jeffery W. King

Kimberly Dawn Bess/ Jeffery W. King
Kimberly Dawn Bess Seagle by Attorney in Fact Jeffery W. King

Jeffery W. King
Jeffery W. King Individually and as Personal Representative

Jeffery W. King executes this instrument as Attorney in fact on behalf of Kevin Mark King, Stephanie Michelle Bess, Wendy Jill Bess Bruzewski and Kimberly Dawn Bess Seagle pursuant to the Power of Attorneys of record In Instrument Number 20040714-0083992, INstrument Number 20040714-0083993, Instrument Number 20040714-0083994, and Instrument Number 20040714-0083995, said Register's Office.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jeffery W. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jeffery W. King executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 7th day of July, 2004.

Commission expires:

Shelly M Carpenter
Notary Public

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

State of Tennessee
County of Davidson

MY COMMISSION EXPIRES: 6-5-07

Before me, a Notary Public in and for said County and State, personally appeared Jeffery W. King individual(s) who executed the foregoing instrument on behalf of Kevin Mark King as their true and lawful attorney in fact and acknowledge the same to be the free act and deed of the within named Kevin Mark King.

Witness my hand and official seal this 7th day of July, 2004.

Shelly M Carpenter

My Commission Expires:

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

State of Tennessee
County of Davidson

MY COMMISSION EXPIRES: 6-5-07

Before me, a Notary Public in and for said County and State, personally appeared Jeffery W. King individual(s) who executed the foregoing instrument on behalf of Stephanie Michelle Bess as their their true and lawful attorney in fact and acknowledge the same to be the free act and deed of the within named Stephanie Michelle Bess.

Witness my hand and official seal this 7th day of July, 2004.

Shelly M Carpenter

My Commission Expires:

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

State of Tennessee
County of Davidson

MY COMMISSION EXPIRES: 6-5-07

Before me, a Notary Public in and for said County and State, personally appeared Jeffery W. King individual(s) who executed the foregoing instrument on behalf of Wendy Jill Bess Bruzewski as their true and lawful attorney in fact and acknowledge the same to be the free act and deed of the within named Wendy Jill Bess Bruzewski.

Witness my hand and official seal this 7th day of July, 2004.

Shelly M Carpenter

My Commission Expires:

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

State of Tennessee
County of Davidson

MY COMMISSION EXPIRES: 6-5-07

Before me, a Notary Public in and for said County and State, personally appeared Jeffery W. King individual(s) who executed the foregoing instrument on behalf of Kimberly Dawn Bess Seagle as their true and lawful attorney in fact and acknowledge the same to be the free act and deed of the within named Kimberly Dawn Bess Seagle.

Witness my hand and official seal this 7th day of July, 2004.

Shelly M Carpenter

My Commission Expires:

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

MY COMMISSION EXPIRES: 6-5-07

EXHIBIT A

Property located at 2110 Summitt Ave Nashville, Tennessee, County of Davidson:

Being Lot No. 14 on the map of Bordeauxmont, not of record , and described according to a survey made by Gee W. Watkins, Surveyor, dated June 12, 1959, as follows;

Beginning at an iron pin in the northeast intersection of Summit Avenue, as relocated and a 10-foot alley; thence along the margin of said Summit Avenue as relocated North 28 deg. 30' East 97.8 feet to an iron pin in the line between Lots Nos. 14 and 15; thence with the line between said lots, in a southeasterly direction 146.2 feet to the northwesterly margin of Alpine Avenue; thence with the margin of said Avenue, in a southwesterly direction 134.7 feet to the intersection of a 10-foot alley; thence along the northerly margin of said alley, in a westerly direction 140.9 feet to the beginning.

Being the same property conveyed to M.H. Rittenberry and wife Louise Rittenberry by deed from Fred Stroud and wife, Florine Stroud dated 6/20/59 and filed of record in Book 3029, page 128, said Register's Office.

The said M.H. Rittenberry having since died leaving Louise Rittenberry as surviving tenant by the entirety.

The said Louise Rittenberry having since died on 12/21/02 leaving Jeffrey W. King, Kevin Mark King, Kimberly Dawn Bess Seagle, Stephanie Michelle Bell, and Wendy Jill Bess Bruzewski as her only heirs per probate court Docket Number 02-P-2092