Davidson County DEEDWARR
Recvd: 08/26/04 10:35 2pgs
Fees:13.00 Taxes:388.50

20040826-0103287

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: October 13, 2005.
(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kenton J. Krueger	ABN AMRO Mortgage Group, Inc.	161-11 A
392 Huntington Ridge Drive	2600 W. Big Beaver Road	GROUP
Nashville, Tennessee 37211	Troy, MI 48084	PARCEL 50 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **********One Hundred Five Thousand Dollars and Zero Cents ($105,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas Roy Lee and wife, Elizabeth R. Lee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenton J. Krueger, a single person, 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.

Being Unit No. 50 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description, together with the easements set out in Book 6396, page 896, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas Roy Lee and wife, Elizabeth R. Lee, by deed dated October 4, 1993, from Harley E. Erb, III, of record in Book 9106, page 630, Register's Office for Davidson County, Tennessee.

Thomas Roy Lee being one and the same person as Thomas R. Lee

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 392 Huntington Ridge Drive, Nashville, TN 37211

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 we do covenant with the said Grantee 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 Grantee, his/her 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 13th day of August, 2004.

Thomas Roy Lee
Thomas Roy Lee

By: Karen Neal
Karen Neal, Attorney in Fact

Elizabeth R. Lee
Elizabeth R. Lee

By: Karen Neal
Karen Neal, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Neal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Roy Lee and Elizabeth R. Lee, and acknowledged that she executed the same as the free act and deed of the said Thomas Roy Lee and Elizabeth R. Lee.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts
Mitchell A. Watts Notary Public

