WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2004.

Notary Public ~~LYDIA TATUM~~

MY COMMISSION EXPIRES: ~~May 29, 2005.~~ 5/24/2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/17/04 10:05 2pgs
Fees:13.00 Taxes:517.63

20040917-0112049

SANDY MAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW KEKELIS	SUNTRUST MORTGAGE, INC.	147-15-108
(NAME)	(NAME)	
4912 MILLERWOOD DRIVE	901 SEMMES AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	RICHMOND, VA 23224	
(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, **TERRENCE FOSS AND WIFE, CHRISTA FOSS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW S. KEKELIS AND WIFE, LESLIE A. KEKELIS**, 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. 17 ON THE PLAN OF WHISPERING HILLS SUBDIVISION, SECTION 5, AS OF RECORD IN PLAT BOOK 3300, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERRENCE FOSS AND WIFE, CHRISTA FOSS BY DEED FROM OLLIE RUSSELL KENNEDY, JR., GERALD LEE KENNEDY, JAMES DONALD KENNEDY AND KATHY DIANE KENNEDY MCKEE, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF DOROTHY H. KENNEDY, OF RECORD IN BOOK 11766, PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 4912 MILLERWOOD DRIVE, NASHVILLE, TN 37211

(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 15th day of September, 2004.

Terrence Foss by Christie Wilson atty in fact

TERRENCE FOSS
BY: CHRISTIE WILSON, ATTORNEY-IN-FACT

Christa Foss by Christie Wilson, atty in fact

CHRISTA FOSS
BY: CHRISTIE WILSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **CHRISTIE WILSON**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **SHE** executed the within instrument on behalf of **TERRENCE FOSS** as Attorney-In-Fact, as the free act and deed of the within named **TERRENCE FOSS**.

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

Commission expires: May 29, 2005

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Commission expires: May 29, 2005

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public