WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 16:00 2pgs
Fees:13.00 Taxes:222.00

20041005-0120109

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Marjorie Cassell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

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
MARJORIE CASSELL	**MARJORIE CASSELL**	72-7-151
(NAME)	(NAME)	
1242 KENMORE PLACE	**1239 KENMORE PLACE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**NASHVILLE, TN 37216**	
(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, **MARK D. SHAVER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARJORIE CASSELL**, 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 THE WESTERLY 50 FEET OF LOT NO. 72 ON THE MAP PF KENMORE PLACE WHICH IS OF RECORD IN BOOK 332, PAGE 32, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 72 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF KENMORE PLACE (FORMERLY WARNER AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MARK D. SHAVER, UNMARRIED, BY DEED FROM JAMES A. KOELLEIN, II AND WIFE, MARY P. KOELLEIN, OF RECORD IN BOOK 11497, PAGE 821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☒

This is improved ☐ property, known as 1242 KENMORE PLACE, NASHVILLE, TN 37216

(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 29th day of September, 2004.

Mark D Shaver
MARK D. SHAVER

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 **MARK D. SHAVER** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2004.

Commission expires: JULY 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008