McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 12/08/04 13:17 2pgs
Fees:13.00 Taxes:777.00
20041208-0146382

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2004.

Notary Public

My commission expires: 8-14-05

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas Kennedy	**Legends Mortgage, Inc.**	**Map 155 Group 8-O-C Parcel 215-CO**
6924 Collinswood Drive	**1143 Columbia Ave, Suite C-11**	
Nashville, TN 37221	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Christian F. Borgmann and Laura A. Borgmann, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Kennedy, an unmarried man

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:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 215 on the Plan of Poplar Creek, Phase II, of record in Book 6900, Page 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Borgmann, Christian F. & Laura A. by deed, recorded 3/25/1994 in the Register's Office for Davidson County, in Book 9289, Page 114.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 339-347, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6613, Page 533, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 7120, Page 125, said Register's Office.
Quitclaim Deed for Common Area to HOA of record in Instrument #20011017-0113305, said Register's Office.
Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 6924 Collinswood Drive, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 3rd day of December, 2004.

Christian F. Borgmann

Laura A. Borgmann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Christian F. Borgmann and Laura A. Borgmann, husband and wife, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2004.

Notary Public

My Commission Expires: 8-14-05

RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 102
BRENTWOOD, TN 37027