# WARRANTY DEED

Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $114,300.00.

Affiant

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

Notary Public
My Commission Expires
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| John Ward | SAME as new owner | 150-10-0-022.00 |
| 3104 Cedarcroft Drive | | |
| Antioch, TN 37013 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia Dundee, Trustee U/A/D Aug 05 2002 of the Patricia Dundee Revocable Living Trust Agreement and any Successors in Trust, Robert L. Karger, Successor Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Ward and Lorie Ward, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 129 on the plan of Section 10-A, Cherry Hills, of record in Book 4860, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Patricia Dundee, unmarried, by deed from Kenneth Jones and Sandra Jones, heirs at law of Consula S. Jones a/k/a Face C. Jones, on December 1, 1986, of record in Book 7119, page 530, Register's Office for Davidson County, Tennessee. And further conveyed to Patricia Dundee, Trustee U/A/D Aug 05 2002 of the Patricia Dundee Revocable Living Trust Agreement and any Successors in Trust, and any amendment thereto by Quitclaim Deed from Patricia Dundee, individually of record in Instrument Number 20020813-0098053, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4860, page 97, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4128, page 275; and Book 4178,p age 786; and Book 4317, page 574; and Book 4512, page 212; and Book 4579, page 841; and Book 4622,page 220; and Book 4728, page 116; and Book 4728, page 118; and Bock 4862, page 670; and Book 5009, page 329; and Book 5291, page 695; and Book 5405, page 344; and Book 6436, page 642; and Book 6436, page 644, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3104 Cedarcroft Drive, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 3, 2004.

Davidson County DEEDWARR
Recvd: 12/13/04 12:50 2pgs
Fees:13.00 Taxes:422.91
20041213-0147836

**Patricia Dundee, Trustee U/A/D Aug 05 2002 of the Patricia Dundee Revocable Living Trust Agreement and any Successors in Trust**

**By: Robert L. Karger, Successor Trustee**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Robert L. Karger with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Trustee of Patricia Dundee, Trustee U/A/D Aug 05 2002 of the Patricia Dundee Revocable Living Trust Agreement and any Successors in Trust the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 3rd day of December, 2004.

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

9-22-07