WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/04 11:32 2pgs
Fees:13.00 Taxes:1507.75

20041216-0149643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00

Lillian Kellogg
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Kellogg	SAME	Map 129-10
(NAME)	(NAME)	
6617 Chatsworth Place		Parcel 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **MELVIN P. SCHLANGER AND WIFE, LINDA F. SCHLANGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILLIAN KELLOGG, UNMARRIED**, 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. 78 on the Plan of West Meade Park, Inc., Section 4, of record in Plat Book 3300, pages 68-69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melvin P. Schlanger and wife, Linda F. Schlanger by deed dated September 14, 1987 from Kimbrough Construction Company, Inc., of record in Book 7353, page 705, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes; (b) all matters appearing on the plan of record in Book 3300, pages 68-69, said Register's Office; and (c) restrictive covenants of record in Book 3102, page 381 and Book 3401, page 611, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6617 Chatsworth Place, Nashville, TN 37205

(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 December, 2004.

Melvin P. Schlanger

Linda F. Schlanger, by Melvin P. Schlanger, 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, the within named Melvin P. Schlanger, 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 15th day of December, 2004.

Commission expires:
Sept 20, 2008

Notary Public

STEPHEN C. SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2004, before me personally appeared Melvin P. Schlanger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda F. Schlanger, and who acknowledged that he executed the same as the free act and deed of Linda F. Schlanger. Witness my hand and seal this 15th day of December, 2004.

Notary Public

My Commission Expires:
Sept 20, 2008

STEPHEN C. SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY