Davidson County DEEDWARR
Recvd: 01/19/05 13:13 2 pgs
Fees:13.00 Taxes:1698.30

20050119-0006771

STATE OF ILLINOIS)
COUNTY OF LAKE)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Ann Kisker Caver, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2005.

Rochelle D. Dukas
Notary Public

MY COMMISSION EXPIRES: 5-10-08

Official Seal
Rochelle D. Dukas
Notary Public State of Illinois
My Commission Expires 05/10/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Ann Kisker Caver, Trustee of the Ann Kisker Caver Declaration of Trust dated October 3, 1988	Ann Kisker Caver, Trustee	131-6-C
62 Ravenwood Hills Circle	62 Ravenwood Hills Circle	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37215	PARCEL 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Four Hundred Fifty Nine Thousand Dollars and Zero Cents ($459,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey C. Lynch, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ann Kisker Caver, Trustee of the Ann Kisker Caver Declaration of Trust dated October 3, 1988, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 112 on the Plan of Burton Hills Village of Ravenwood, Tract 20, of record in Book 6900, page 55, amended in Book 6900, page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey C. Lynch by deed dated August 1, 1996, from Charles R. Backus and wife, Anne Bourdeau Backus, of record in Book 10144, page 326, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto, to all matters shown on the plan of record and to the property taxes for 2005 which have been prorated between the parties and assumed by the Grantee.

unimproved ☐

This is improved ☒ Property known as 62 Ravenwood Hills Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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 18th day of January, 2005.

Jeffrey C. Lynch

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jeffrey C. Lynch, 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 18th day of January, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee