WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Renken	**Bank of America Mortgage**	**132-5-10**
(NAME)	(NAME)	
4168 Outer Drive	**P. O. Box 17404**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Baltimore, MD 21297-14040**	
(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, **SUZANNE L. HARKNESS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN P. RENKEN AND WIFE, DIANNE B. RENKEN AND CHRISTOPHER R. RENKEN, UNMARRIED** as tenants in common with right of survivorship 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. 1 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee. Included within the foregoing description, but subject to a permanent right-of-way 15 feet in width across the southerly rear portion of said Lot No. 1 Rolling Meadows Subdivision as provided for in a Final Decree entered November 20, 1981 in the Chancery Court of Davidson County, Tennessee and recorded in Book 5838, page 40, said Register's Office.

Being the same property conveyed to Suzanne L. Harkness by deed from Carlton L. Davis and wife, Kerri E. Davis of record in Instrument No. 20030827-0124549 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements including a permanent right of way easement described in a Final Decree of Record in book 5838, Page 40 Register's Office for Davidson County, Tennessee and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4168 Outer Drive, Nashville, TN 37204**

(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 21st day of February, 2005.

Suzanne L. Harkness

Davidson County DEEDWARR
Recvd: 02/23/05 16:22 2 pgs
Fees:13.00 Taxes:1089.65

20050223-0020035

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 Suzanne L. Harkness, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007