Davidson County DEEDWARR
Recvd: 05/24/05 13:50 2 pgs
Fees:13.00 Taxes:370.00

20050524-0058642

File No. 250500240

WARRANTY DEED

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
4900 Thoroughbred Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Eamon	Franklin American Mortgage Co	072-06-0-338
(NAME)	(NAME)	
1220 Kenwood	501 Corporate Centre Dr Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I , Pamela Johnson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen Eamon, unmarried and Lynarra Featherly, unmarried, joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 79, Kenmore Place, as shown by plat of record in Plat Book 332, page 32 & 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 79 fronts 100 feet on the southerly side of Warner Avenue and runs back between parallel lines 250.0 feet to a dead line.

Being the same property conveyed to Pamela Johnson by Warranty Deed from SouthTrust Bank of Tennessee of record in Book 9448, Page 215, Register's Office for Davidson County, Tennessee dated August 26, 2004.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1220 Kenwood, Nashville, TN
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 17th day of May, 2005.

Pamela Johnson

Alvin Johnson

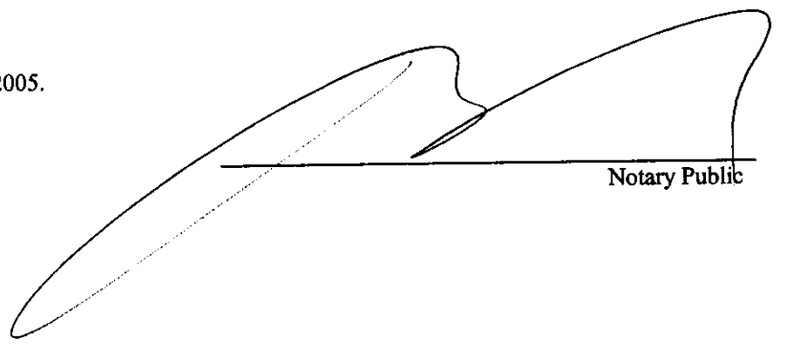
STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Pamela Johnson joined by husband Alvin Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of May, 2005.

Commission expires: 11-22-05



Notary Public

File Number: 250500240

~~RETURN TO:~~

Sidwell Title
4900 Thoroughbred Way
Brentwood, TN 37027

***Alvin Johnson joins in this instrument to convey any and all marital interest he has in said property.

