WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:
THIS INSTRUMENT WAS PREPARED BY
Jack Cass Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0533

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Perry	SunTrust Mortgage, Inc.	117-04-0-011.00
(NAME) 1706 Sweetbriar Avenue	(NAME) 201 4th Avenue North, 7th Floor	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/25/05 12:05 2 pgs
Fees:13.00 Taxes:1557.70

20050525-0059017

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, Charles Allen Bargfrede, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Perry, 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:

Being the westerly 52 ½ feet of Lot No. 236 of the Belmont Land Company's Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee and described as follows:

Said part of said Lot No. 236 fronts 52 ½ feet on the northerly side of Sweetbrier Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Charles Allen Bargfrede by Warranty Deed from Faye S. Thompson, unmarried, dated October 1, 2003, of record in Instrument No. 20031014-0152223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1706 Sweetbriar Avenue, Nashville, TN 37212

(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 18th day of May, 2005.

Charles Allen Bargfrede by Betsy Moran

Charles Allen Bargfrede BY Betsy Moran, Attorney in Fact

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 Charles Allen Bargfrede the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of May, 2005.

Commission expires:

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Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Betsy Moran, known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Charles Allen Bargfrede, and acknowledged that he/she executes the same by Power of Attorney, as the free act and deed of said Charles Allen Bargfrede. Witness my hand and Notarial Seal this 18th day of May, 2005.

_____

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027