WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/04/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/06/05 12:00 2 pg:
Fees:13.00 Taxes:382.95

20050606-0064086

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Papson and Mary Papson	Kenneth Papson	129-15-A-2.00
(NAME)	(NAME)	
21 Vaughn's Gap Road Unit #2	21 Vaughn's Gap Rd. Unit 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, Henry H. Fennell Jr., and wife Catherine M. Fennell, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Kenneth Papson and wife, Mary Papson 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 Unit No.2, on the plan of **Belle Meade Highlands Condominiums,** as of record in Book 7091, page 302, as set forth in exhibit A-2 of said master Deed for a more complete identification and description of said unit, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry H. Fennell Jr., and wife Catherine M. Fennell, by Deed from United Residuals, Ltd., dated November 30, 1988 and filed for record in Book 7740, page 467, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions of record in Master Deed of record in Book 7091, page 302, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 21 Vaughn's Gap Rd. 2, 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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of June, 2005.

X _____
Henry H. Fennell Jr.

X Catherine M. Fennell
Catherine M. Fennell

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Henry H. Fennell Jr., and wife Catherine M. Fennell, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 21st day of June 2005.

Commission expires: 03/09/07

Notary Public

