File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/05 14:46 2 pgs
Fees:13.00 Taxes:828.80

20050718-0083260

SHELLY ABELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Shelly Abell
My Commission Expires
March 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Kate Smith Lee	SunTrust Mortgage, Inc.	102-14-43
(NAME)	(NAME)	
844 Clematis Drive	201 Fourth Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, Karl R. Kokko, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kate Smith Lee and spouse, Timothy Bruce Lee, 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. 110 on the Plan of Crest Meade, Section II, as of record in Book 2331, Page 151 and 152, Register's Office for said County.

Said Lot fronts 154.5 feet on the north side of Clematis Drive and runs back between lines, 313 feet on the east line and 302.3 feet on the west line to a dead line in the rear on which it measures 35 feet.

BEING the same property conveyed to Karl R. Kokko, unmarried by deed from Angie S. Carl, a widow of record in Book 9677, Page 921, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:

The Plan of Record in Book 2331, Page 152
Easement in Book 4517, Page 329, said Register's Office.
Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as 844 Clematis Drive, Nashville, TN 37205

(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 15th day of July, 2005.

Karl R. Kokko

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 Karl R. Kokko, unmarried, the bargainors, 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 and official seal at Nashville, Tennessee this 15th day of July, 2005.

Commission expires:

Notary Public

SHELLY ABELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Shelly Abell
My Commission Expires
March 25, 2006