WARRANTY DEED

PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,900.00**

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF JULY, 2005.**

Sharon M. Garner
Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa K. Kennedy	NATIONPOINT	**61-15-106**
(NAME) **1116 Ardee Avenue**	(NAME) 25530 COMMERCE CENTRE DRIVE	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) LAKE FOREST, CA 92630	
(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, **Ned Walter Jorgensen and Joyce Jorgensen, as tenants by the entirety**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa K. Kennedy, an unmarried person**, 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:

A Certain Tract of Parcel of land in Davidson County ,Tennessee to wit:

LAND in Davidson County, Tennessee, being Lot. No. 7 of Block B, on the Map of the Re-subdivision of SunnyMeade, as of record in Book 974, Page 56 & 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Ned Walter Jorgensen and Joyce Jorgensen, as tenants by the entirety by Quitclaim Deed from Ned Walter Jorgensen dated 01/25/2002 of record in Instrument No. 20020125-0010858 said Register's Office. Being also the same property conveyed to Ned Walter Jorgensen by Quitclaim Deed from Nancy Diane Presley Jorgensen dated 02/04/1998 of record in Book 10783, page 63 said Register's Office. Being also the same property conveyed to Ned Walter Jorgensen and then wife Nancy Diane Presley Jorgensen by Deed from H. R. Brown and wife Patricia A. Brown dated 06/27/1983 of record in Book 6082, page 601 said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1116 Ardee Avenue, Nashville, TN 37216**
(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 **our hands** this **29th day of July, 2005.**

Ned Walter Jorgensen
Ned Walter Jorgensen

Joyce Jorgensen
Joyce Jorgensen

Davidson County DEEDWARR
Recvd: 08/09/05 08:13 2 pgs
Fees:13.00 Taxes:447.33

20050809-0093813

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Ned Walter Jorgensen and Joyce Jorgensen, as tenants by the entirety**, with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **29th day of July, 2005**.

Commission expires: 5/23/09

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public