05-1407

39-B
1 of 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/15/05 12:35 2 pg
Fees:13.00 Taxes:1024.53
20050815-0096271

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cheryl A. Kennedy
7905 Haydenberry Court
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

141-14-A-11.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve Jay Byron and wife, Jane Byron hereinafter referred to as Grantors, hereby transfers and conveys to Jon P. Seaborg and Cheryl A. Kennedy, husband and wife, hereinafter referred to as 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. 11 on the Plan of Revised Hanover Park of Sheffield, as of record in Plat Book 9700, Pages 154 through 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steve Jay Byron and wife, Jane Byron by Warranty Deed from Jackie B. Harris and wife, Letrece V. Harris of record in Instrument No. 20010319-0025891, Register's Office for Davidson County, Tennessee, dated March 14, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Pages 154 through 156, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10020, Page 110, Book 10301, Page 178, and in Book 10640, Page 950, Register's Office for Davidson County, Tennessee.

Dedication of common area to Hanover Park Homeowners Association, Inc., of record in Book 10907, Page 505, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Hanover Park Homeowners Association, Inc., of record in Book 10024, Page 619, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3817, Page 891, Register's Office for Davidson County, Tennessee.

Various notes, designated building area, a 2.5 x 25 foot utility anchor easement located in both front corners, a 20 foot public utility easement along Haydenberry Court, a 10 foot easement for public utilities purposes along Haydenberry Court and a public utility and drainage easement of varying eidth across the rear portion of said lot, as shown on the plan of record in Plat Book 9700, Page 154 through 156, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7905 Haydenberry Court, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 8th day of August, 2005.

Steve Jay Byron

Jane Byron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steve Jay Byron and Jane Byron, 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 this 8th day of August, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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