WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/05 14:12 2 pg:
Fees:13.00 Taxes:229.40

20050819-0099144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL) LARGE

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

Property Expires ~~SEPT. 24, 2005~~

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie D. Kinnard	Marjorie D. Kinnard	83-10-81
(NAME)	(NAME)	
404 Avondale Drive	404 Avondale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37206	
(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,

Joyce ~~Title~~ Title, Georgia Clark, William V. Stafford, and Kevin Stafford., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marjorie D. Kinnard and Britton E. Kinnard, 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. 133, and the south 30 feet of Lot No. 134 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 and part of Lot No. 134 adjoin and front together 40 feet on the westerly side of Ivis Avenue now Avondale Drive, and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to William D. Stafford and wife, Nettie E. Stafford, by deed from Floyd M. Fry and wife, Cora H. Fry, of record in Book 4116, page 937, dated March 31, 1967, said Register's Office, the said Nettie E. Stafford having predeceased William D. Stafford and the said William D. Stafford having since died. The Will of William D. Stafford of record in Docket No. 03P-646, Davidson County Probate Court Clerk's Office devised the subject property to Joyce Title, Georgia Clark, William V. Stafford, and Kevin Stafford. The estate of William D. Stafford was closed in the Davidson County Probate Court Clerk's Office on August 29, 2003.

unimproved ☐

This is improved ☒ property, known as 404 Avondale Drive, Nashville, TN 37206

(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 5th day of August, 2005.

Georgia Clark

Kevin Stafford

William V. Stafford

Joyce ~~Title~~ Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce ~~Title~~ Tithe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:00 a.m. this 4th day of Aug. 2005.

Virginia Brooks
Notary Public

My Commission Expires: My Commission Expires November 28, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Georgia Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of Aug., 2005.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William V. Stafford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of Aug., 2005.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Stafford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of Aug., 2005.

Notary Public

My Commission Expires: 3/25/06