39-B 2+3 4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 15:47 2 pgs
Fees:13.00 Taxes:5365.00

20051227-0154451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 5-23-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kenneth C. Petroni	SunTrust Mortgage	116-170-093.00
(NAME)	(NAME)	
Two Lynnwood Lane	201 4th Avenue N/7th Floor	
(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, Gerald E. Sheridan, Catherine Elizabeth R. Sheridan, and Katherine S. Crocker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth C. Petroni and Molly A. Petroni, husband and wife 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 Lot 5 on the Plan of Re-subdivision of Lot Nos. 3 thru 10 Royal Oaks, of record in Book 3700, Page 1, Register's Office for said County.

Said Lot No. 5 fronts 164.3 feet on the northerly side of Lynwood Lane as measured around a curve and extends back 362.6 feet on the westerly line and 221.4 feet on the southeasterly line, to a dead line in the rear, which is a broken line, measuring 365.9 feet thereon.

Being the same property conveyed to Katherine S. Crocker and others by a Deed of record as Instrument No. 20030808-0113613, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine Elizabeth R. Sheridan and Gerald E. Sheridan by Deeds of record as Instrument Nos. 20030808-0113613, Instrument No. 20030808-0113614, Instrument No. 20040309-0027166, Instrument No. 20040312-0028934, and 20050203-0012783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as Two Lynnwood Lane, 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 our hands this 19th day of December , 2005.

Katherine S. Crocker

Gerald E. Sheridan

Catherine Elizabeth R. Sheridan

Samuel K. Crocker, husband of Katherine S. Crocker, joins in this deed for the purpose of conveying any and all interest in the above-described property by virtue of his marriage.

Samuel K. Crocker

NOTARY AFFIDAVIT

State of Tennessee:

County of Davidson:

On December 19, 2005 before me, the Undersigned, a Notary

Public in and for said state, personally appeared
GERALD E. SHERIDAN AND CATHERINE ELIZABETH R. SHERIDAN
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

Signature

Printed name: Andrew P. Grisham
My commission expires: 5.14.08

NOTARY AFFIDAVIT

State of Tennessee:

County of Davidson:

On December 19, 2005 before me, the Undersigned, a Notary

Public in and for said state, personally appeared
KATHERINE S. CROCKER AND SAMUEL K. CROCKER
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

Signature

Printed name: Andrew P. Grisham
My commission expires: 5.14.08