Davidson County DEEDWARR
Recvd: 02/03/06 13:38 2 pgs
Fees:13.00 Taxes:462.50

20060203-0013817

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Marcia L. McKeogh | SunTrust Mortgage, Inc. | 091-11-0 |
| 5005 Illinois Avenue | 201 4th Avenue, N. 7th Floor | GROUP |
| Nashville, Tennessee 37209 | Nashville, Tennessee 37219 | PARCEL 109.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Twenty Five Thousand Dollars and Zero Cents ( $125,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jim Janowiak, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marcia L. McKeogh, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lots Nos. 910 and 912 of Block No. 130 on the Map of Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75 in the Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 910 and 912 front 25.0 feet each on the southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Jim Janowiak, unmarried, by deed dated March 31, 2005, from Vance D. Smith, Jr., an unmarried man, of record as Instrument No. 20050404-0036598 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 5005 Illinois Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee 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 Grantee, his/her 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 31st day of January, 2006.

Jim Janowiak

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jim Janowiak, the 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 Nashville, Tennessee, this 31st day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY