WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

Davidson County DEEDWARR
Recvd: 07/03/06 15:21 2 pgs
Fees:13.00 Taxes:623.27

20060703-0079519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,450.00**

Karen E. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(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
RYAN J. KENDRICK	SUNSHINE MORTGAGE CORP.	**72-3-184**
(NAME) **1128 HOWARD AVENUE**	(NAME) 2401 Lake Park Dr. Ste. 300	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Smyrna, GA 30080	
(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, **JOSEPH G. GRIZZARD and CLARISSA M. GRIZZARD, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN J. KENDRICK, UNMARRIED AND RICHARD L. KENDRICK, MARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 THE WESTERLY 50 FEET OF LOT NO. 137 ON THE MAP OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUTNY.

SAID PART OF LOT NO. 137 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HOWARD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH G. GRIZZARD AND CLARISSA M. GRIZZARD, HUSBAND AND WIFE BY DEED FROM KAY W. ARMSTRONG, A MARRIED WOMAN, AND BILL M. ARMSTRONG, HER HUSBAND OF RECORD IN INSTRUMENT NO. 2000090100-86862, DATED AUGUST 31, 2000 AND RECORDED SEPTEMBER 1, 2000, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1128 HOWARD 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 29 **day of** June, **2006.**

Joseph G. Grizzard
JOSEPH G. GRIZZARD

Clarissa M. Grizzard
CLARISSA M. GRIZZARD

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JOSEPH G. GRIZZARD and CLARISSA M. GRIZZARD, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person 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 29 **day of** June, **2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

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