WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lincoln E. Lakoff	**SunTrust Mortgage**	**145-2-10**
(NAME)	(NAME)	
4718 Chalmers Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**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, **Michael J. Cassidy and Kelly A. King, n.k.a. Kelly A. Cassidy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lincoln E. Lakoff and wife, Catherine R. Lakoff,** 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. 1 on the Plan of Seven Hills Subdivision, Section 9, as of record in Book 3500, Page 51, Register's Office for said County.

Said Lot No. 1 fronts 164.76 feet on the easterly side of Chalmers Drive, as measured around a curve, and extends back 222.5 feet on the north line and 261.1 feet on the southwesterly line to a dead line in the rear on which it measures 320.30 feet.

Being the same property conveyed to Michael J. Cassidy and Kelly A. King, both unmarried, as joint tenants with the right of survivorship by deed dated December 15, 1994 from Dan E. Connor and wife, Laura N. Connor of record in Book 9550, Page 498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4718 Chalmers Drive, Nashville, TN 37215**

(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 29th day of September, 2006.

Michael J. Cassidy

Kelly A. King, n.k.a. Kelly A. Cassidy

Davidson County DEEDWARR
Recvd: 10/03/06 13:28 2 pg
Fees:13.00 Taxes:2405.00

20061003-0122510

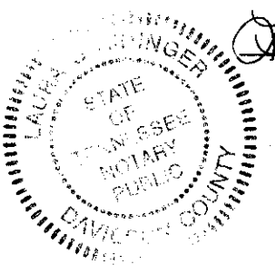
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Cassidy and Kelly A. King, n.k.a. Kelly A. Cassidy, the bargainors, 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 at Nashville, Tennessee this 29TH DAY OF SEPTEMBER, 2006.

Commission expires: 3-21-09



Notary Public