WARRANTY DEED

FILE BOX 19B
07-02-022-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of February, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 02/22/07 14:51 2 pgs
Fees:13.00 Taxes:569.80
20070222-0022397

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TAMMY KENNEDY	PHH MORTGAGE CORPORATION	142-10-B
(NAME) 510 Bell Pointe Court	(NAME) 3000 Leaderhall Road	70.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ANN GIBBS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TAMMY KENNEDY, MARRIED**, hereinafter called the Grantee(s), her 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 Unit No. 70 on the Plan of Belle Pointe, Phase IV, a Planned Unit Development, of record in Book 6900, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ANN GIBBS, UNMARRIED by Deed from PAULA M. OAKLEY AND EDNA D. OAKLEY, BOTH UNMARRIED, dated October 12, 2001 of record in Instrument No. 20011016-0112514, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Belle Pointe, Phase IV, of record in Book 6689, Page 772, as amended in Book 6702, Page 409, in Book 6774, Page 774, in Book 6862, Page 292, in Book 6959, Page 766, in Book 7409, Page 224, in Book 7851, Page 215, and in Book 9319, Page 443, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 510 Bell Pointe Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 22nd day of February, 2007.

ANN GIBBS

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 **ANN GIBBS, UNMARRIED**, the bargainor(s), 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 Brentwood, Tennessee, this 22nd day of February, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON