WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,234,567.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/05/07 11:06 2 pgs
Fees:13.00 Taxes:4567.90

20070605-0066896

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires JULY 21, 2007

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
Paul Wallace	SAME	**104-9-234**
(NAME)	(NAME)	
202 Craighead Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **John Scott Kendall and wife, Carolyn W. Kendall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel F. Anderson, Trustee** 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: **with full power to sell or convey without the joinder of any beneficiary

Land in Davidson County, Tennessee, being Lot No. 13, Block "J" on the Plan of The Whitland Realty Company's Subdivision, as of record in Plat book 332, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Scott Kendall and wife, Carolyn W. Kendall by deed from George E. Copple, Jr., Diane Copple Grantham, Carol Elizabeth Copple and Laura Copple Power and joined in by George E. Copple, Jr., Trustee of record in Instrument No. 20020717-0086175 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: The Plan of Record in Book 332, page 141

unimproved ☐

This is improved ☒ property, known as **202 Craighead Avenue, 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 31st day of May, 2007.

John Scott Kendall

Carolyn W. Kendall

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 John Scott Kendall and wife, Carolyn W. Kendall, 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 31ST DAY OF MAY, 2007.

Commission expires: 7/21/07

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public