WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/15/07 08:16 2 pgs
Fees:13.00 Taxes:1171.05
20070615-0071601

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: January 24, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Lance Lockhart	Regions Bank DBA Regions Mortgage	83-5/81.00
(NAME)	(NAME)	
1038 Chicamauga Ave	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Birmingham, AL	
(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, Tim's Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Lance Lockhart,* 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Baxters Eastwood Place, of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tim's Properties, LLC, by Quitclaim Deed from Timothy M Kenefick Properties LLC, dated 05/30/2007 of record as Instrument Number 200705300064185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tim's Properties, LLC, by Quitclaim Deed from Timothy M Kenefick Properties LLC, dated 05/30/2007 of record as Instrument Number 200705300064185, Register's Office for Davidson County, Tennessee.

Property Address: 1038 Chicamauga Ave Nashville TN 37206

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 1038 Chicamauga Ave., Nashville, TN 37206
(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 my hand this 7th day of June, 2007.

Tim's Properties, LLC

By: _____
Timothy Kenefick, Timothy Kenefick

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned Notary, personally appeared Timothy Kenefick, Chief Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Tim's Properties, the within named bargainor, a limited liability company, and that such he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Timothy Kenefick.

Witness my hand and seal, at office in Nashville, TN this 7th day of June 2007

LESLIE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

_____
Leslie D. Sircy, Notary Public

My Commission Expires: 01/24/2011