Davidson County DEEDWARR
Recvd: 07/24/07 13:41 2 pgs
Fees:13.00 Taxes:999.00

Box 8

20070724-0087857

WARRANTY DEED

R-HDH-07-209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence C. Kennedy	New Owner (NAME)	
Bridget M. Dalton 209 South 13th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-13-52
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATRINA M. WILLIAMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWRENCE C. KENNEDY AND SPOUSE, Bridget M. Dalton hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 50.0 FEET OF THE NORTH 100.00 FEET OF THE WEST 160.0 FEET OF LOT NO. 1 ON THE MAP OF SPRING PARK SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 134, 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 KATRINA M. WILLIAMS, UNMARRIED BY WARRANTY DEED FROM MYLES CRAWFORD AND WIFE, WENDY TWOHEY-CRAWFORD, RECORDED ON THE 25TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010525-0054693, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; AND B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 134; SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 209 South 13th Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of July, 2007.

Katrina M. Williams

Florida
STATE OF ~~Tennessee~~
COUNTY OF ~~Davidson~~ Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katrina M. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2007.

Notary Public

My Commission Expires: December 04, 2010

(SEAL)

MEGAN E. HOMEISTER
Notary Public - State of Florida
My Commission Expires Dec 4, 2010
Commission # DD 619576
Bonded Through National Notary Assn.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903