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Davidson County DEEDWARR
Recvd: 08/15/07 08:15 2 pgs
Fees:13.00 Taxes:650.83

20070815-0097283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

I. PYKE ... STATE OF TENNESSEE NOTARY PUBLIC ... DAVIDSON COUNTY ... My Commission Expires May ...

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Ic.n, 30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick C. Kennedy	Bank of America, N.A.	**128-14-117**
(NAME)	(NAME)	
8055 Regency Drive	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Jacksonville, FL 32256	
(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, **Helia Rethman, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick C. Kennedy and Roxanne M. Kennedy, husband and wife,** 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. 39 on the Plan of Section Three Harpeth Park, as of record in Plat Book 4175, page 14, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Helia Rethman, an unmarried person by Warranty Deed from John Joseph Lancaster and wife, Carmella Lucia Lancaster dated July 24th, 1998 and filed for record in Book 11036, page 983 in the Register's Office for Davidson County, Tennessee. Subsequently conveyed to Angela K. Harris an unmarried person and Helia Rethman, an unmarried person, tenants in common with right of survivorship by Quitclaim deed from Heliz Rethman dated September 25, 2002 and filed for record in Instrument No. 20021010-0124222, further, Quitclaimed to Helia Rethmann, an unmarried person by Instrument from Angela K. Harris an unmarried person and Helia Rethman, an unmarried person dated February 25, 2005 and filed for record in Instrument No. 20050303-0023543, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **8055 Regency Drive, Nashville, TN 37221**

(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 **10th day of August, 2007**.

Helia Rethman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Helia Rethman, an unmarried person with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2007.

Commission expires: May 23, 2009

I. DYKE TATUM STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public