WARRANTY DEED

File Number: 70324

Return to:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

MIST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA HARRELL SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie L. Churchwell	Frankie L. Churchwell	
(NAME) 3568 Seneca Forest Dr.	(NAME) 3568 Seneca Forest Dr.	136100B06300CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*unmarried

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, I, Kendra Richardson*, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie L. Churchwell, HEREINAFTER CALLED THE GRANTEE, 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 Unit No 31 on the Plan of Priest Lake Forest, Section 5, a revision of Lots 21-32, 39 and 40 on the site Plan of Lots 21-40, of record in Book 6250, Page 49, as amended in Book 9773, page 172, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kendra Richardson on October 10, 2003 Instrument # 20031010-0150939 from Eva M. Lemeh, Trustee in Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 3568 Seneca Forest Dr., Nashville, TN 37217

(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 29th day of August, 2007.

Kendra Richardson, by Carl M Hall as attorney in fact

Kendra Richardson

Davidson County DEEDWARR
Recvd: 09/04/07 11:37 2 pgs
Fees:13.00 Taxes:340.03

20070904-0105739

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 Carl McFall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Carl McFall executed the within instrument on behalf of Kendra Richardson as Attorney in Fact as the free act and deed of the within named Kendra Richardson.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2007.

Commission expires: 4/28/09

Notary Public

