# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

07-09-007-KR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,721.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/25/07 11:27 2 pgs
Fees:13.00 Taxes:816.67
20070925-0114220

DEBORAH L. BAXTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward J. Kuhn | SAME | 32-15-13 |
| (NAME) | (NAME) | |
| 4101 Cecil Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20071947 |

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, Josie S. Hayes**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Edward J. Kuhn and Mary M. Kuhn, 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 the Eleventh Metropolitan Councilmanic District (formerly 10th Civil District) of Nashville, Davidson County, Tennessee.

Being Lot #120, Dalemore Subdivision, Section 6, of record in Book 3700, page 22, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

BEING all of the same property conveyed to Josie S. Hayes by Warranty Deed from Joe Hall Thompson, an unmarried person dated September 28, 2001 of record in Instrument No. 20011002-0106236, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4101 Cecil Court, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of September, 2007.

Josie S. Hayes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Josie S. Hayes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Josie S. Hayes executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2007.

Commission expires: 5/23/2011

Deborah L. Baxter

Notary Public

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

KAREN RUSSELL

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, **KAREN RUSSELL** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Alice Giles Kennedy

Notary Public

ALICE GILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON