return to

Davidson County DEEDWARR
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Fees:13.00 Taxes:3071.00
20071002-0116825

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $830,000.00

Affiant

Sworn to and subscribed before me on this the 27 day of September, 2007.

NOTARY PUBLIC
My Commission Expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MORTGAGEE:

Magna Bank
P.O. Box 17257
Memphis, TN 38187-0257

Address New Owner:	Send Tax Bills to:	Map-Parcel
Kelly Carden	Kelly Carden	130-03 0 102.00
4003 Sunnybrook Drive	1525 Centre Street	
Nashville, TN 37205	Roslindale, MA 02131	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **NATHANIEL J. GREENE and wife, KIMBERLY ANN GREENE**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **KELLY CARDEN, unmarried,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 27 and the Westerly 74.7 feet of Lot No. 28 on the Plan of a re-subdivision of part of Royal Oaks Subdivision as of record in Book 1424, Page 31, said Registers' Office. Said Lot and part of lot adjoin and front together 204.7 feet on the Southerly side of Sunnybrook Drive and run back between lines 312 feet on the Westerly line of Lot 27 and 306 feet, more or less, on the Easterly line of said part of Lot 28 to a dead line in the rear measuring 204.7 feet thereon.

BEING the same property conveyed to NATHANIEL J. GREENE and wife, KIMBERLY ANN GREENE by Deed dated January 22, 1993, and executed by GENOLA K. COTTRELL and recorded as Book 8847, Page 664, Register's Office for Davidson County, TN.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 4003 Sunnybrook Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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,

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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/our) hand(s) this the 25 day of September, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NATHANIEL J. GREENE

KIMBERLY ANN GREENE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Nathaniel J. Greene, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of September, 2007.

NOTARY PUBLIC

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/08

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Kimberly Ann Greene, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of September, 2007.

NOTARY PUBLIC

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/08

My Commission Expires NOV. 22, 2008