WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: January 24, 2011.
(AFFIX SEAL)

LESLIE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lara Fray	Regions Mortgage	82-8/275.00
(NAME)	(NAME)	
700 McFerrin Ave	Department 2520 P O Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35287-2520	
(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, Timothy Kenefick and Stephen H Gottschamer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lara Fray, an unmarried woman, 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(s) 1, as shown on the map entitled Hart's Addition, of record in Plat Book 57, page(s) 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Kenefick and Stephen Gottschamer by Warranty Deed from Rhea Johnson, a single person, dated 10-30-06 of record as Instrument Number 200611030137056, Register's Office for Davidson County, Tennessee.

Property Address: 700 Mc Ferrin Ave, Nashville, TN 37206

This is not the martial residence of either grantor.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐

This is improved ☒ property, known as 700 Mcferrin Ave, Nashville, TN 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 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.

Davidson County DEEDWARR
Recvd: 11/27/07 14:12 2 pgs
Fees:13.00 Taxes:758.50
20071127-0137750

Witness our hands this 16th day of November, 2007.

Timothy Kenefick

Stephen H Gottschamer

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, Timothy Kenefick and Stephen H Gottschamer who are known to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11/16/2007

Commission expires: January 24, 2011

Leslie D Sircy Notary Public

