6

Davidson County DEEDWARR
Recvd: 12/04/07 15:30 2 pgs
Fees:13.00 Taxes:344.89

20071204-0140525

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,214.29** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF NOVEMBER, 2007.** Notary Public MY COMMISSION EXPIRES: **May 23, 2009.** (AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Russ **And** **Theodore C. McKie**	**AmTrust Bank**	**94-1-412**
(NAME) **709 S 15th Street**	(NAME) **1111 Chester Avenue**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Cleveland, Ohio 44114**	
(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, **George Patrick Dunn, Sr.,** and **wife, Kathleen Patrece Dunn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Russ, a single woman and Theodore C. Mckie, a married man, tenants in common,** 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:

BEING Lot No. 88 on the Plan of Shelby Village No. Two of record in Book 1835, page 48, Register's Office for said county.

SAID lot No. 88 fronts 60 feet on the northeasterly margin of South 15th Street and extends back 136.4 feet on the northerly line and 121.6 feet on the southerly line to a dead line in the rear measuring 45.0 feet thereon.

BEING the same property conveyed to George Patrick Dunn, Jr. and wife Karen Deanna Dunn by Deed from Willie L. Bond and wife Helen L. Bond dated July 23, 1986, recorded in Book 6930, Page 490, in the Register's Office for Davidson County, Tennessee.

AND further being the same property conveyed to George Patrick Dunn, Jr. by Final Decree from Karen Deanna Dunn dated April 1, 1998 recorded in Book 10941, Page 88 in The Clerk of the Circuit Court For Davidson County, Tennessee.

Kathleen Patrece Dunn joins in the conveyance to relinquish any and all marital rights to said property.

unimproved ☐

This is improved ☒ property, known as **709 S 15th Street, 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.

Witness my hand this **30th day of November, 2007.**

George Patrick Dunn, Sr.

Kathleen Patrece Dunn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared**George Patrick Dunn, Sr. and wife, Kathleen Patrece Dunn** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of November, 2007.**

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds