File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 13:54 2 pgs
Fees:13.00 Taxes:277.13

20080804-0080037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Sanders	Thomas Lee Sanders	MAP 119-14-0, PARCEL 222.00
(NAME) 401 Gentry Avenue	(NAME) 401 Gentry Avenue	MAP 119-14-0, PARCEL 221.00
Nashville, TN 37206	(ADDRESS) Nashville, TN , 37206	
(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, **James D. Kennedy, J. Daniel Kennedy and J. D. Kennedy, Jr.,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Lee Sanders**, 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:

Tract No. 1: 305 Morton Avenue, Nashville, TN 37211 (Map 119-14-0, Parcel 222.00)

Being Lot No.18 on the plan of Pleasant View Subdivision of McCombs Property of record in Book 421, page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract No. 2: 0 Morton Avenue, Nashville, TN 37211 (Map 119-14-0, Parcel 221.00) VACANT LOT

Being the easterly 41 feet of Lot No. 17 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property of record in Book 421 page 134, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 41 feet on the southerly side of East Morton, formerly McCombs Street and runs back between parallel lines 174 feet to an alley.

Being part of the same property conveyed to James D. Kennedy, a married man, J. Daniel Kennedy and J. D. Kennedy, Jr. by deed from Dan R. Alexander, Trustee of the Virginia Gower Revocable Trust dated 5/4/05, and Daisy Denise Gower Dickerson, Executrix and Beneficiary dated 2/11/08, of record in Instr. No. 20080213-0014315, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to taxes for 2008, prorated and assumed by the Grantees, and subsequent years, which are a lien not yet payable.
Subject to all matters as set out on the plan of record in Book 421, page 154, said Register's Office.
Subject to the rights and claims of parties in possession.
Subject to any and all leases not of public record.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 305 & 0 Morton Avenue, Nashville, TN 37211

(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 our hands this 31st day of July, 2008.

J. D. Kennedy, Jr.

James D. Kennedy

J. Daniel Kennedy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, James D. Kennedy, , J. Daniel Kennedy and J. D. Kennedy, Jr.(or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2008.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

