03

Guilty Title

BILL GARRETT, Davidson County
Trans:T20090045184 DEEDWARR
Recvd: 07/06/09 15:06 2 pgs
Fees:13.00 Taxes:323.75
20090706-0062848

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Mark Scott, Grantors
TO: Jeffrey N. Kuykendall, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Jeffrey N. Kuykendall 2606 Flamingo Drive Nashville, TN 37207	**FIFTH THIRD MORTGAGE CO.** **5050 KINGSLEY DRIVE, MD 1MOB 2X** **CINCINNATI, OH 45263**	071-04-0-104.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $87,500.00.

Affiant

Subscribed and sworn to before me this the 29th day of June, 2009.

My commission expires: 2/11/13

NOTARY PUBLIC

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 and legal sufficiency of which are hereby acknowledged, We, **Mark Scott**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jeffrey Nelson Kuykendall**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 385 on the map of Joywood Heights, Section II-A, as of record in Plat Book 1424, Page 20, Register's Office for said County.

Said Lot No. 385 fronts 60 feet on the west side of Flamingo Drive and runs back 197 feet on the north line and 198.5 feet on the south line to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to Mark Scott by deed, recorded February 4, 2009 in Instrument No. 20090204-0009449, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2606 Flamingo Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29th day of June 2009.

"GRANTORS"

Mark Scott

STATE OF Tennessee)
COUNTY OF Davidson)

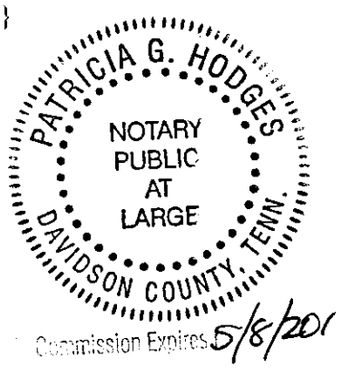
Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Mark Scott, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 29th day of June, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}



Commission Expires 5/8/2012