WARRANTY DEED

BOX 50-B

RETURN TO

PREPARED BY:
BANKERS TITLE & ESCROW COR
3310 WEST END AVE.
NASHVILLE, TN 37203

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$616,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm Sewell Frances Sewell	FINALITY BANK	104-16-91
(NAME)	(NAME)	
1703 Blair Blvd.	100 E ENGLISH ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	WICHITA, KS 67202	
(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, **Peggy L. Kendall and husband, Jonathan Sheehan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Malcolm Sewell and wife, Frances Sewell**, 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 and being the westerly 75 feet of Lot No. 144 on the plan of Belmont Land Company's Plan called "Belmont Heights" as of record in Plat Book 421, page 34, Register's Office for said County and more particularly described as follows:

SAID Part of said Lot No. 144 fronts 75 feet on the southerly margin of Blair Boulevard, and extends back between parallel lines, along the easterly margin of an alley, 200.2 feet, more or less, to an alley in the rear.

Being the same property conveyed to Peggy L. Kendall and husband Jonathan Sheehan by deed from Herbert L. Mather, an unmarried person, dated September 30th, 2004, of record in Inst. No. 20041014-0124030 Register's office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1703 Blair Blvd., Nashville, TN 37212**

(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 30th day of June, 2011.

BILL GARRETT, Davidson County
Trans:T20110039888 DEEDWARR
Recvd: 07/05/11 09:08 2 pgs
Fees:13.00 Taxes:2279.20
20110705-0050952

Peggy L. Kendall

Peggy L. Kendall

Jonathan Sheehan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy K. Kendall and husband, Jonathan Sheehan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF JUNE, 2011.

Commission expires: 7/5/2011

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011