BILL GARRETT, Davidson County
Trans:T20130038838 DEEDWARR
Recvd: 05/09/13 10:31 2 pgs
Fees:13.00 Taxes:666.00
20130509-0046961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 180,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2013.

Notary Public

My commission expires: _____

DAVID R.A. ROBERTS
NOTARY PUBLIC
TENNESSEE
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
K 2 PROPERTIES, LLC	New Owner	
307 McKennell Dr		
NASHVILLE, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

JENNIFER L. WEBSTER, NOW KNOWN AS JENNIFER L. SHERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K 2 PROPERTIES, LLC

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:

Lot Number 7, on the Plan of Delaney Subdivision, Section 1, of record in Book 3500, Page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L. WEBSTER BY SPECIAL WARRANTY DEED FROM UNION PLANTERS BANK, N.A. DATED 11/05/2004 RECORDED ON 11/22/2004 IN INSTRUMENT NO. 20041122-0139639 SAID REGISTER'S OFFICE FOR SAID COUNTY.

WILLIAM W. SHERRY JR. HEREBY SIGNS TO CONVEY ANY RIGHTS HE MAY HAVE, MARTIAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 307 McKennell Dr, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 3rd day of May, 2013.

JENNIFER L. SHERRY

WILLIAM W. SHERRY JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER L. SHERRY & WILLIAM W. SHERRY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2013.

Notary Public

My Commission Expires:

