STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200008020076335 Page: 1 OF 2
REC'D FOR REC 08/02/2000 9:46:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $902.80

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2000.

Notary Public

My Commission Expires: 11/18/01

BARRETT NOTARY PUBLIC AT LARGE DONALD WILLIAMSON

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frank S. Kennedy III and Susan R Kennedy
1112 Hunters Bow Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 172-14-0-A-030.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shawn P. Tidwell and Laurie N. Tidwell** hereinafter referred to as Grantors, hereby transfers and conveys to **Frank S. Kennedy III and wife, Susan R Kennedy** hereinafter referred to as 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 being Lot No. 125 on the Plan of Wexford Downs, Section One, a Planned Unit Development, as of record in Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shawn P. Tidwell and wife, Laurie N. Tidwell by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation of record in Book 10995, page 780 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 308, Register's Office for Davidson County, Tennessee.

Easement for Water/Sewer of record in Book 11444, page 149 in said Register's Office.

Easement for Water/Sewer of record in Book 11444, page 177 in said Register's Office.

Storm Water Detention of record in Book 10357,page 925 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 10292, page 51 and in Book 10792, page 922 Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1112 Hunters Bow Circle, Nashville, Tennessee 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of July, 2000.

**Shawn P. Tidwell**

**Laurie N. Tidwell**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn P. Tidwell and Laurie N. Tidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2000.

Notary Public

1/18/01
My Commission Expires

