File Box 243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 15:35 2 pgs
Fees:13.00 Taxes:194.99

20070430-0051426

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,700.00

Julie A. Shorey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Julie A. Shorey	US Bank Home Mortgage	Map 133-05-0, Parcel 7.00
(NAME)	(NAME)	
526 Veritas Street	814 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(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 and spouse, Deborah H. Kennedy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Shorey and husband, Paul D. Shorey, 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:

Being Lot No. 361 on the plan of Sunrise Heights Second Addition of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to O. R. Kennedy and James D. Kennedy by deed from Richard R. Clark and Herman E. Brown dated July 8, 1983 of record in Book 6091, page 747, Register's Office for Davidson County, Tennessee. O. R. Kennedy having since died on August 29, 1995 and pursuant to his Last Will and Testament of Ollie Russell Kennedy, Sr. in Will Book 202, page 253, Probate Court Clerk's Office for Davidson County, Tennessee, conveyed his interest to the Kennedy Family Trust; Ollie Russell Kennedy, Jr. Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy, as co-Trustees of said Trust, conveyed the Trust interest to Ollie Russell Kennedy, Jr. Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy, as tenants in common by Executor and Trustee Quitclaim Deed of record in Instr. No. 20000202-0010933, said Register's Office; further conveyed to JAMES DONALD KENNEDY by Quitclaim Deed from Ollie Russell Kennedy, Jr. Gerald Lee Kennedy, Kathy Diana McKee, a/k/a Kathy Diane McKee of record in 20000202-0010934, said Register's Office.

NOTE: Deborah H. Kennedy, spouse of James Donald Kennedy, a/k/a James D. Kennedy, joins in this conveyance to convey any and all interest she may have in said property.

This is the same legal description as used in the prior Deed.
This property is being sold as is. Subject to 2007 taxes, prorated and assumed by the Grantee; to any and all matters on the plan of record; to any and all restrictive covenants and easements; to the rights and claims of parties in possession

unimproved ☐

This is improved ☒ property, known as 526 Veritas Street, 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 26th day of April, 2007.

James D. Kennedy

Deborah H. 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 and spouse, Deborah H. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he/she/they the bargainors, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of April, 2007.

Commission expires: November 24, 2007

Ann B. Waddell

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN