File Cor 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/08 08:36 3 pgs
Fees:18.00 Taxes:555.00

20080213-0014315

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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
James D. Kennedy	New Owners	Map 133-02-0, Parcels 84.00 & 85.00Map 119-14-0, Parcels 222.00 & 221.00
(NAME) 609 German Lane	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(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, **Dan R. Alexander, Trustee of the Virginia Gower Revocable Trust dated 5/4/05, and Daisy Denise Gower Dickerson, Executrix to the Estate of Virginia Sue Gower and as Beneficiary to the Trust of Virginia Gower**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James D. Kennedy, a married man, J. Daniel Kennedy and J. D. Kennedy, Jr., [illegible] unmarried**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as See attached Exhibit "A" for addresses

(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 11th day of February, 2008.

Dan R. Alexander, Trustee of the Virginia Gower Revocable Trust dated 5/4/05,

By: Dan R Alexander Co-Trustee

Dan R. Alexander, Trustee

Attest: Daisy Denise Gower Dickerson

Daisy Denise Gower Dickerson, Executrix and Beneficiary

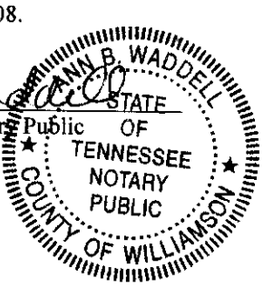
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Dan R. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the Trustee of The Virginia Gower Trust, the bargainors, and who acknowledged that he/she/they being authorized by the Trust executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this the 11th day of February, 2008.

Ann B. Waddell, Notary Public



My Commission Expires: October 22, 2011

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Daisy Denise Gower Dickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she is the Executrix of the will of Virginia Sue Gower and as the Beneficiary of The Virginia Gower Trust the bargainors, and who acknowledged that she being authorized by an order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 07P-1996 (and Docket No. 07P-1731), executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of February, 2008.

Commission expires: October 22, 2011

Ann B. Waddell, Notary Public

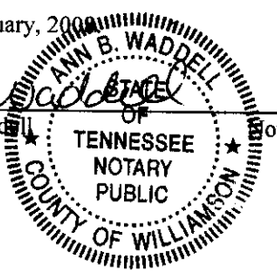


EXHIBIT A

Tract No. 1: 301 Thuss Avenue, Nashville, TN 37211 (Map 133-02-0, Parcel 84.00)

Being Lot No. 30 and the east 25 feet of Lot No. 29 on the plan of W. G. Thuss Subdivision of record in Book 547, page 7, Register's Office for Davidson County, Tennessee

Said Lot No. 30 and the east 25 feet of Lot 29 lie together and front 73 feet on the south side of Thuss Avenue and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to B. A. Gower, Jr. by deed from B. A. Gower, Sr. and wife, Bettie Lou Gower of record in Book 1759, page 229, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Benjamin A. Gower and wife, Virginia Gower by Quitclaim Deed of record in Book 6528, page 273, said Register's Office. Further conveyed to Virginia Gower by an Affidavit of Heirship of record in Instr. No. 20050620-0070446, said Register's Office. Virginia Sue Gower having since died on October 11, 2007 testate leaving said property to Dan R. Alexander, Trustee the Virginia Gower Revocable Trust as of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1731.

Tract No. 2: 305 Thuss Avenue, Nashville, TN 37211 (Map 133-02-0, Parcel 85.00)

Being Lot No.28 and the westerly 25 feet of Lot No. 29 on the plan of W. G. Thuss Subdivision of record in Book 547, page 7, Register's Office for Davidson County, Tennessee

Said Lot No. 28 and part of Lot 29 fronts 75 feet on the southerly side of Thuss Avenue and extend back between parallel lines, 150 feet to an alley and show 75 feet on said alley.

Being the same property conveyed to Bettie Lou Gower by deed from John L. Gower and Margaret V. Gower of record in Book 4116, page 857, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Benjamin A. Gower and wife, Virginia Gower by Quitclaim Deed of record in Book 6528, page 273, said Register's Office. Further attempted to be conveyed to Virginia Gower by an Affidavit of Heirship of record in Instr. No. 20050620-0070446, as corrected by Scrivener's Affidavit being recorded simultaneously in said Register's Office. Virginia Sue Gower having since died on October 11, 2007 testate leaving said property to Dan R. Alexander, Trustee the Virginia Gower Revocable Trust as of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1731.

Tract No. 3: 305 Morton Avenue, Nashville, TN 37211 (Map 119-14-0, Parcel 222.00)

Being Lot No.18 on the plan of Pleasant View Subdivision of McCombs Property of record in Book 421, page 154, 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 Betty Lou Chrisman Gower by deed from B. A. Gower of record in Book 932, page 503, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Benjamin A. Gower and wife, Virginia Gower by Quitclaim Deed of record in Book 6528, page 273, said Register's Office. Further conveyed to Virginia Gower by an Affidavit of Heirship of record in Instr. No. 20050620-0070446, said Register's Office. Virginia Sue Gower having since died on October 11, 2007 testate leaving said property to Dan R. Alexander, Trustee the Virginia Gower Revocable Trust as of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1731.

Tract No. 4: 0 Morton Avenue, Nashville, TN 37211 (Map 119-14-0, Parcel 221.00) VACANT LOT

Being the easterly 41 feet of Lot No. 17 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property of record in Book 421 page 134, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 41 feet on the southerly side of East Morton, formerly McCombs Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Bettie Lou Gower by deed from B. A. Gower of record in Book 1320, page 303, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Benjamin A. Gower and wife, Virginia Gower by Quitclaim Deed of record in Book 6528, page 273, said Register's Office. Further conveyed to Virginia Gower by an Affidavit of Heirship of record in Instr. No. 20050620-0070446, said Register's Office. Virginia Sue Gower having since died on October 11, 2007 testate leaving said property to Dan R. Alexander, Trustee of the Virginia Gower Revocable Trust as of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1731.

NOTE: Daisy Denise Gower Dickerson, Executrix to the Estate of Virginia Sue Gower and as Beneficiary to the Trust of Virginia Gower, joins in this conveyance to convey any and all interest she may have in said property, pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 07P-1996 (and Docket No. 07P-1731).

This conveyance is subject to taxes for 2008, prorated and assumed by the Grantees, and subsequent years, which are a lien not yet payable.
Subject to all matters as set out on the plan of record in Book 547, page 7, said Register's Office. (Tract Nos. 1 & 2)
Subject to all matters as set out on the plan of record in Book 421, page 154, said Register's Office. (Tract Nos. 3 & 4)
Subject to Sanitary Sewer and/or Storm Drainage Easement as set out in Book 4551, page 738, said Register's Office. (Tract No. 1)
Subject to the rights and claims of parties in possession.
Subject to any and all leases not of public record.