File No. 280500468

WARRANTY DEED

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 6/12/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Kennedy and Amelia A. Kirkpatrick	~~Jonathan A. Kennedy~~ Sidus Financial, LLC	172-15-0A-272.00CO
(NAME)	(NAME)	
2604 Polo Court	~~2604 Polo Court~~ 1824 East Main St. Suite A	Davidson County DEEDWARR Recvd: 07/10/08 10:01 2 pgs Fees:13.00 Taxes:832.13
(ADDRESS)	(ADDRESS)	20080710-0070840
Nashville, Tennessee 37211	~~Nashville, Tennessee 37211~~ Easley, SC 29640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Donna A. Warren, a single woman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jonathan A. Kennedy, unmarried, and Amelia A. Kirkpatrick, unmarried, hereinafter called the grantee(s), 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. 279 on the Plan of Holt Woods, Section Thirteen of record in Plat Book 9700, Page 598-599, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donna A. Warren, a single woman, by warranty deed from Hunter T. Murray and wife, Kristin Murray, of record in Instrument No. 20050512-0053710, Register's Office for Davidson County, Tennessee, dated May 9, 2005.

Taxes for the year 2007 paid and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 9700, Page 598 and 599, Register's Office of said County.

By-Laws of record in Book 9570, page 13, said Register's Office.

Restrictive Covenants of record in Book 99570, page 22 and Book 10800, page 575, said Register's Office.

HOA Charter of record in Book 9570, page 5, said Register's Office.

Quitclaim to HOA for Open Space of record in Instrument No. 200208070095356, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2604 Polo Court, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 20th day of June, 2008.

Donna A. Warren

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donna A. Warren, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/20/2008.

Witness my hand at office this 20th day of June, 2008.

Commission expires: 6/12/10

Notary Public

File Number: 280500468

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010