File No. 280601122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-09

(AFFIX SEAL)

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 07/30/08 10:20 2 pgs
Fees:13.00 Taxes:469.90

20080730-0077849

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad R. Kennedy	First State Bank	135-16-OB. Parcel 122.00
(NAME)	(NAME)	
646 Flintlock Court	480 Oil Well Rd, Second Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Jackson, TN 38305	
(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, **WE, Terry Felts and wife, Mary Felts**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Chad R. Kennedy, a single man** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 122 on the Plan of HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE – TRACT II, as shown by plat of record in Instrument No. 20021120-014349, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terry Felts and wife, Mary Felts by Warranty Deed dated May 31, 2006, from Larry W. Burnett, unmarried and Chris S. Helton, unmarried of record in Instrument No. 20060601-0064318, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20021120-0143949. Taxes for the year 2008 and subsequent years, a lien, not yet due and payable. All prior years are paid. Property may be subject to Homeowner's Association Dues. By-Laws as shown of record in Instrument No. 20021106-0136459. Restrictive Covenants of record in Instrument No. 20021104-0134724, Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, Register's Office for Rutherford County, Tennessee.

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 646 Flintlock Court, Nashville, TN 37217
(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), HIS 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), HIS 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 24th day of July, 2008.

Terry Felts

Mary Felts

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terry Felts and Mary Felts the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of July, 2008.

Commission expires:

11-22-09

Notary Public

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

File Number: 280601122

RETURN TO:

Cumberland Title
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Smyrna, TN 37167