Return to

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kay B. Campbell
4215 Harding Pike #902
Nashville, TN 37205

SEND TAX BILL TO:
Owner

MAP **103-16**
GROUP **B**
PARCEL **97.00 CO**

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 12/04/08 16:03 2 pgs
Fees:13.00 Taxes:1043.40
20081204-0117734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James R. Kennedy and wife, Mary Neal Kennedy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kay B. Campbell**, hereinafter called the GRANTEE, her 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 Unit No. 902 as shown on the Plat of Windsor Tower, a condominium, of record in Plat Book 5200, page 71, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof, together with an undivided 0.765% interest in common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Kennedy and wife, Mary Neal Kennedy by deed from Harold M. Cohen, as Executor of the Estate of Ethel Friedman, said Executor having full poor to execute this deed without the joineder of any devisees or the approval of any court of record in Book 9226, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **4215 Harding Pike #902, Nashville, Tennessee 37205.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **1st** day of **December, 2008.**

James R. Kennedy

James R. Kennedy

Mary Neal Kennedy

Mary Neal Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Kennedy and wife, Mary Neal Kennedy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of December, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $282,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of December, 2008.

NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-12