THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20100076326 DEEDWARR
Recvd: 12/03/10 11:11 2 pgs
Fees:13.00 Taxes:214.60
20101203-0096490

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map- Parcel No. |
|---|---|---|
| W. MICHAEL KENNEDY<br>P. O. Box 589<br>Hendersonville, TN 37075 | Same | 43-11-158 |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NELL M. HERNDON and husband, THOMAS HERNDON**, have this day bargained and sold, and do hereby transfer and convey unto the said **W. MICHAEL KENNEDY, a married man, AMANDA K. PARKER, a married woman, LESLEY M. KENNEDY, an unmarried woman,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 18 on the Second Revised Plan of Myatt-Eagan Subdivision of Lots Two and Three of Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County as follows:

SAID Lot No. 18 fronts 131 feet on the west side of Larchmont Drive and runs back between parallel lines, 210 feet to a dead line.

BEING the same property conveyed to Nell M. Herndon, a married woman, by deed from Wanda L. McKinney, a widow, of record in Book 10252, Page 173, Register's Office for Davidson County, Tennessee. The said Thomas Herndon, spouse of Nell Herndon, joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $58,000.00.
Subscribed and sworn to before me, W. Michael Kennedy
this 29 of November, 2010. Affiant
My Commission Expires: 02/26/2013
Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 119 Larchmont Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of November, 2010.

Nell M Herndon
**NELL M. HERNDON**

Thomas A Herndon
**THOMAS HERNDON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **NELL M. HERNDON and THOMAS HERNDON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of November, 2010.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 02/26/2013