This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

BILL GARRETT, Davidson County
Trans:T20110016962 DEEDWARR
Recvd: 03/23/11 09:48 2 pgs
Fees:13.00 Taxes:266.40
20110323-0022496

ADDRESS NEW OWNER:
W. Michael Kennedy, et al
PO Box 589
Hendersonville, TN 37077

SEND TAX BILL TO:
Owner

MAP **42-9**
PARCEL **112.00**

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Cheryl Draper Ridings, married, and Vicki Draper Hawk, married,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **W. Michael Kennedy, Lesley M. Kennedy, and Amanda K. Parker, as equal tenants in common,** 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:

Land in the 11th Civil District of Davidson County, Tennessee being all of Lot No. 56 on the Plan of Kemper Heights, Section 2, as shown by plat and survey of record in Book 2331, page 104, 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 Loyd V. Draper and wife, Leanne B. Draper by warranty deed from Anthony Eugene Daniel and wife, Judy Adams Daniel of record in Book 5205, page 815, Register's Office for Davidson County, Tennessee. The said Loyd V. Draper and Leanne B. Draper later divorced and by quitclaim deed of record in Book 5336, page 930, said Register's Office, Leanne Brown Draper conveyed her interest in the above property to Loyd Vernon Draper. The said Loyd Vernon Draper later remarried and by quitclaim deed of record in Book 6108, page 299, said Register's Office, title to the above property became vested in Loyd Vernon Draper and wife, Anne B. Draper, as tenants by the entireties. The said Loyd Vernon Draper died on April 24, 1987, leaving the said Anne B. (Burgess) Draper as the surviving tenant by the entirety. The said Anne B. Draper later remarried and by quitclaim deed of record in Instrument No. 20041014-0123762, title to the above property became vested in Anne B. Hargrove and husband, Robert H. Hargrove, Jr. The said Robert H. (Harold) Hargrove, Jr. died on March 13, 2008, leaving the said Anne B. Hargrove as the surviving tenant by the entirety. Anne B. (Burgess Carolyn) Hargrove died intestate on April 29, 2009, leaving as her surviving heirs-at-law, her two children, Cheryl Draper Ridings and Vicki Draper Hawk. By virtue of the laws of intestate succession found at Tennessee Code Annotated §31-2-103, title to the above property was immediately vested in Cheryl Draper Ridings and Vicki Draper Hawk, as evidenced by the Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20110323-0022495, and as further evidenced by the quitclaim deed of record in Instrument No. 20100628-0050111, said Register's Office.

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 2011 and subsequent years.

This is **improved** property known as **810 Tuckahoe Drive, Madison, Tennessee 37115.**

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, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Michael Shaun Ridings and Douglas Norman Hawk, the husbands of Cheryl Draper Ridings and Vicki Draper Hawk, respectively, join in this instrument for the purpose of conveying any and all rights they may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **21st** day of **March, 2011.**

Cheryl Draper Ridings, individually

Cheryl Draper Ridings, Individually

Cheryl Ridings, Administrator

Cheryl Ridings, Administrator of the Estate of Anne Carolyn Hargrove, deceased

Vicki Draper Hawk, individually

Vicki Draper Hawk, Individually

Vicki Hawk, Administrator

Vicki Hawk, Administrator of the Estate of Anne Carolyn Hargrove, deceased

Michael Shaun Ridings

Michael Shaun Ridings

Douglas Norman Hawk

Douglas Norman Hawk

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cheryl Draper Ridings and husband, Michael Shaun Ridings, and Vicki Draper Hawk and husband, Douglas Norman Hawk,** 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 21st day of March, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE }
ss:
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Cheryl Ridings and Vicki Hawk**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Administrators of the **Estate of Anne Carolyn Hargrove, deceased**, the within named bargainors, and they as such Administrators, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing their names as such Administrators.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of March, 2011.

NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 7-18-12

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

W. Michael Kennedy
AFFIANT

Subscribed and sworn to before me on this 21st day of March, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012