BILL GARRETT, Davidson County
Trans:T20110020291 DEEDWARR
Recvd: 04/06/11 14:54 2 pgs
Fees:13.00 Taxes:292.30
20110406-0026733

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $79,000.00. Andrew P Todd Affiant Subscribed and sworn to before me, this the 31st day of March, 2011. Notary Public My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew P. Todd	SWBC Mortgage Corporation	Map: 72-7
1223 Kirkland Avenue	5055 Maryland Way, Suite 200	Parcel: 18
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID G. KENDALL AND WIFE RITA F. KENDALL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW P. TODD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Nos. 4 and 5 on the Plan of Inglewood Place, Resubdivision of Lots Nos. 26, 27, 28 and the easterly 50' of Lot No. 29 and the westerly 20' of Oxford Avenue adjoining Lot No. 26, as of record in Plat Book 4660, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 53.0 feet on the northerly margin of Kirkland Avenue and extends back 189.75 feet on the easterly line and 189.75 feet on the westerly line to a dead line in the rear, measuring 53.0 feet thereon.

Said Lot No. 5 fronts 65.0 feet on the northerly margin of Kirkland Ave. and extends back 189.75 feet on the easterly line and 189.75 feet on the westerly line to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to David Kendall and wife, Rita Kendall, with right of survivorship by Quitclaim Deed from Rita Kendall, Executrix for the Estate of Robert Edward Adcock, Sr., deceased, of record in Instrument Number 20050519-0056705, in the Register's Office for Davidson County, Tennessee, dated May 13, 2005; Pursuant to Probate Docket No. 05P473, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Estate of Robert Edward Adcock Sr.

Being the same property conveyed to Robert Edward Adcock, as to a one-half undivided interest, to create the estate of tenants by the entireties by Deed from Ruby B. Adcock of record in Book 7310 Page 917, in the Register's Office for Davidson County, Tennessee, dated July 29, 1987.

Being the same property conveyed to Ruby B. Adcock, as to a one-half undivided interest, to abolish the estate of tenants by the entireties and create a fee simple title by

Deed from Robert Edward Adcock of record in Book 6007 Page 470, in the Register's Office for Davidson County, Tennessee, dated February 11, 1983.

Being the same property conveyed to Robert Edward Adcock and wife, Ruby B. Adcock by Deed from Ada Hamilton Webb, a widow and John R. Webb, Jr., and wife, Joyce H. Webb of record in Book 5423, Page 757, in the Register's Office for Davidson County, Tennessee, dated April 19, 1979.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1223 Kirkland Avenue, Nashville, TN 37216.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2011.

David Kendall

Rita Kendall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Kendall and Rita Kendall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013