Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110081968 DEEDWARR
Recvd: 12/28/11 09:32 2 pgs
Fees:13.00 Taxes:2331.00
20111228-0101252

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or ~~value, whichever is~~ greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2011.

Notary Public

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5 2015

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian J. Kaegi	New Owner	Map/Parcel 129-03-29.00
6315 E. Valley Rd		
Nashville, TN 37205		

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,

Kennedy Family Partnership, Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan J. Kaegi and Elizabeth K. Kaegi, husband and wife

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 No. 49 on the Plan of Section 1, West Meade Farms, Inc., as of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kennedy Family Partnership, a Tennessee general partnership by Trustee's Quitclaim Deed from SunTrust Bank, as Trustee of the Marital Trust established under the Last Will and Testament of Robert M. Kennedy of record in Instrument 201111030085973, Register's Office for Davidson County, Tennessee, dated October 28, 2011. And being the same property conveyed to SunTrust Bank as Trustee of the Marital Trust established under the Last Will and Testament of Robert M. Kennedy, by Trustee's Quitclaim Deed from Jane C. Kennedy as Trustee of the Robert M. Kennedy Nashville Personal Residence Trust - 1999 of record in Instrument 200208070094794, Register's Office for Davidson County, Tennessee, dated July 31, 2002. And being the same property conveyed to Jane C. Kennedy as Trustee of the Robert M. Kennedy Nashville Personal Residence Trust - 1999 by Quitclaim Deed from Robert M. Kennedy, of record in Book 11629, page 946, Register's Office for Davidson County, Tennessee, dated August 23, 1999. And further, being the same property conveyed to Robert M. Kennedy by Quitclaim Deed from Jane C. Kennedy of record in Book 11627, page 239, Register's Office for Davidson County, Tennessee, dated August 17, 1999. And further, being the same property conveyed to Robert M. Kennedy and wife Jane C. Kennedy by deed from Richard J. Menefee and wife Lucy Hays Menefee of record in Book 2642, page 225, Register's Office for Davidson County, Tennessee, dated March 26, 1957.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 6315 E. Valley Rd, Nashville, TN 37205.

Map/Parcel 129-03-29.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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), their 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), their 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 EFFECTIVE AS OF December 22, 2011:

Kennedy Family Partnership, a Tennessee general partnership

Robert M. Brown

By: Robert M. Brown, Managing General Partner

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robert M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Managing General Partner of the Kennedy Family Partnership, a Tennessee general partnership the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 22nd day of December, 2011.

My Commission Expires: 7.25.12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20111393R