BILL GARRETT, Davidson County
Trans:T20120052371 DEEDWARR
Recvd: 07/17/12 08:19 2 pgs
Fees:13.00 Taxes:1013.80

20120717-0062596

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120600394

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSONN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of JULY, 2012

Notary Public

MY COMMISSION EXPIRES: 5/20/14

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. DARWELL 209 SOUTH 13TH STREET NASHVILLE, TN 37206	NEW OWNER 1270 LAGO VISTA BEVERLY HILLS, CA 90210	083-13-0-052.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAWRENCE C. KENNEDY AND SPOUSE, BRIDGET M. DALTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT A. DARWELL AND WIFE, CHARLOTTE DARWELL

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 DAVIDSONn County, Tennessee, being the South 50.0 feet of the North 100.00 feet of the West 160.00 of Lot No. 1 on the Map of Spring Park Subdivision, as of record in Book 57, Page 134, Register's Office for DAVIDSONn County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lawrence C. Kennedy and spouse, Bridget M. Dalton, by Warranty Deed from Katrina M. Williams, unmarried, dated 7/20/07 and recorded 7/24/07 in Instrument No. 20070724-0087857, Register's Office for DAVIDSONn County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **209 SOUTH 13TH STREET, NASHVILLE, TN 37206**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of JULY, 2012.

Lawrence C. Kennedy

LAWRENCE C. KENNEDY

Bridget M. Dalton

BRIDGET M. DALTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWRENCE C. KENNEDY AND SPOUSE BRIDGET M. DALTON the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of JULY, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014