BILL GARRETT, Davidson County
Trans:T20120075462 DEEDWARR
Recvd: 10/04/12 13:19 2 pgs
Fees:13.00 Taxes:444.00
20121004-0091082

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William Patrick Kennedy, and Alicia S. Kennedy, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Abel Rodriguez, and Vivian D. Rodriguez, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

LAND in Davidson County, Tennessee, being Unit No. 93 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083719; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is herby made for a more complete and accurate description.

Being the same property conveyed to William Patrick Kennedy and Alicia S. Kennedy, husband and wife, by deed from Beazer Homes Corp., a Tennessee Corporation, dated July 11, 2005, of record as Instrument No. 20050721-0084689, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5845 Nolensville Pike #315, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of September, 2012.

x William Patrick Kennedy
William Patrick Kennedy

x Alicia S. Kennedy
Alicia S. Kennedy

State of X, Florida)
County of X Manatee)

On this 20th day of September, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Patrick Kennedy and Alicia S. Kennedy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X M. Charlene Keller
Notary Public

My Commission Expires: X

M. CHARLENE KELLER
Notary Public, State of Florida
My Comm. Expires Oct. 9, 2013
Commission No. DD 921153

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of September, 2012.

Notary Public

My Commission Expires: _____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

NEW OWNER:
Abel Rodriguez
5845 Nolensville Pike #315
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
161-16-A-93