WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120097497 DEEDWARR
Recvd: 12/20/12 12:40 2 pgs
Fees:13.00 Taxes:295.63

20121220-0117480

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Annie Elizabeth Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2012.

Dana Loggins
Notary Public

MY COMMISSION EXPIRES: 8/31/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annie Elizabeth Kennedy	Sumner Bank & Trust	08411004600
(NAME)	(NAME)	
608 Arbor Creek Way	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Brenda K. Hearn, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Annie Elizabeth Kennedy, single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 296 on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, to which map reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry Sellars and wife, Brenda K. Sellars by Deed from Forrest B. Tolbert and wife Christine H. Tolbert, dated 01/12/1970 and filed for record on 01/14/1970 in Book 4391, Page 689, Register's Office for Davidson County, Tennessee. The said Jerry Sellars now being deceased on November 7, 1982, leaving Brenda K. Sellars as surviving tenant by the entirety. Brenda K. Sellars having since remarried and being now known as Brenda K. Hearn. The said Brenda K. Hearn having since married to Travis Hearn. The said Travis Hearn now being deceased.

All matters as set forth in Plat of record in Book 1835, Page 27, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2221 Weona Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 18th day of December, 2012.

Brenda K. Hearn

Brenda K. Hearn

State of Tennessee
County of Wilson

Personally appeared before me Brenda K. Hearn, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2012.

Dana Loggins

Notary Public
My Commission Expires: 8/5/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122