Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2013.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130010128 DEEDWARR
Recvd: 02/06/13 09:15 2 pgs
Fees:13.00 Taxes:1591.00
20130206-0012193

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heidi Kay Newfield	**New Owner**	**Map\Parcel: 118-03-0-146.00**
1206 State Blvd.		
Franklin, TN 37064		

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 ACKNOWLEDGE, WE,

Raymond A. Kennedy and wife, Siobhan Maher Kennedy

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

Heidi Kay Newfield

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 DAVIDSON County, Tennessee, being Lot No. 2 on the Final Plat of the Roger P. Hogan Subdivision, as shown of record in Instrument No. 20031007-0148039, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond A. Kenndy and wife, Siobhan Maher Kennedy by Warranty Deed from Julia M. Hogan and husband, Roger P. Hogan, of record in Instrument No. 20061220-0156833, dated November 30, 2006, Register's Office for Davidson County, Tennessee. Note: this vesting Deed referenced the wrong Plat record number.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in 20031007-0148039, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 843, Page 100, Register's Office for DAVIDSON County, Tennessee.
Reciprocal Easement Agreement of record in Instrument No. 20031015-0153093, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2007 McKeand Avenue, Nashville, TN 37204.

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 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 my/our hand(s) this 30th day of January, 2013.

Raymond A. Kennedy

Raymond A. Kennedy

Siobhan Maher Kennedy

Siobhan Maher Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Raymond A. Kennedy and wife, Siobhan Maher Kennedy , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2013.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

Notary Public

My Commission Expires:

File #: **130018JM**
RECORD & RETURN TO:
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Brentwood, TN 37027