Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ 2672 N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

The actual consideration or value, whichever is greater, for this transfer is $247,169.00

Affiant

Subscribed and sworn to before me, this 28 day of February 2013.

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public
My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20130018525 DEEDWARR
Recvd: 03/06/13 14:52 2 pgs
Fees:13.00 Taxes:914.53
20130306-0022525

Address of New Owner: Scott Guthrie
1009 Warren Street
Nashville TN 37208

New Owner

Send Tax Bills to:

Tax Information
0811605900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Heather H. Kagin Kennedy a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Scott Guthrie and wife Aleah White hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14, as shown on the map entitled B.W. Halls Addition, of record in Book 17, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather H. Kagin now known as Heather Kagin Kennedy by deed from Khira J. Turner and Tori G. Turner of record in Instrument No. 20060706-0081054, dated 06/30/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of B.W. Halls Addition of record in Book 17 Page 261, Register's Office for Davidson County, Tennessee

This property is improved property known as 1009 Warren Street, Nashville, Tennessee 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of February, 2013.

Heather H. Kagin Kennedy

Bryan Kennedy by as his attorney in fact

Bryan Kennedy, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather H. Kagin Kennedy , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28 day of February, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2013 before me personally appeared Heather H. Kagin Kennedy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bryan Kennedy acknowledged that such person executed the same as the free act and deed of Bryan Kennedy. POA of record & Inst # 20130306-0022524 RODCTN.

Notary Public

My Commission expires 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07468