BILL GARRETT, Davidson County
Trans:T20130021584 DEEDWARR
Recvd: 03/18/13 08:38 2 pgs
Fees:13.00 Taxes:240.50

20130318-0026202

RANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2013.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Kennedy	Jonathan D. Kennedy	134-01-0-042.00
(NAME) 401 Tinnan Ave.	(NAME) 401 Tinnan Ave.	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Elizabeth Virginia Diuguid Pritchett, as devisee and as Executrix for The Estate of Florence V. Slavin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan D. Kennedy, unmarried, 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. 50 on the Plan of Section 1, Curreywood Acres, of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 115.5 feet on the Northerly side of Vinson Drive and runs back 420 feet on the East line and 325.9 feet on the West line to a dead line in the rear, measuring 145 feet thereon.

BEING the same property conveyed to Betty Smith Slavin and Florence V. Slavin by Warranty Deed from Bob Short and Martha Brock Short, dated 10/25/59 and recorded 11/18/59 in Book 2993, Page 393, Register's Office for Davidson County, Tennessee. The said Betty Smith Slavin has since died intestate. The only children and heirs at law of Betty Smith Slavin, being Hazel S. McCord, William E. Slavin, and Johnny H. Slavin, conveyed any and all interest they may have had in the property by Quitclaim Deed to Florence V. Slavin, dated 6/13/83 and recorded 7/18/83 in Book 6096, Page 734, said Register's Office. Florence V. Slavin having since died testate on 9/2/11, devising subject property to her daughter, Elizabeth Virginia Diuguid Pritchett, pursuant to her Last Will and Testament filed 12/16/11 in Docket No. 11P-1559, Circuit Court of Davidson County, Tennessee and recorded 1/11/12 in Instrument No. 20120111-0003054, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 621 Vinson Drive, Nashville, TN 37217

(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 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

File No. 130179

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 hand this 14th day of March, 2013.

Elizabeth Virginia Diuguid Pritchett
Elizabeth Virginia Diuguid Pritchett, Executrix

Elizabeth Virginia Diuguid Pritchett
Elizabeth Virginia Diuguid Pritchett, as devisee

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Virginia Diuguid Pritchett, Executrix of The Estate of Florence V. Slavin, 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 this 14th day of March, 2013.

Commission expires: June 21, 2016

NIKISHA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Nikisha Harris
Notary Public

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Virginia Diuguid Pritchett, as devisee of The Estate of Florence V. Slavin, 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 this 14th day of March, 2013.

Commission expires: June 21, 2016

NIKISHA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Nikisha Harris
Notary Public