219,900

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13040250** BILL GARRETT, Davidson County Trans:T20130046813 DEEDWARR Recvd: 06/05/13 09:51 2 pgs Fees:13.00 Taxes:813.63 20130605-0056845	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2013. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Charles Ray Storey Jr. and Ashley Elizabeth Odle 2604 Polo Court Nashville TN 37211	Send Tax Bills To: Ohio Valley Financial Group 140 N. Main Henderson, KY 42420	Tax Information: Tax Parcel ID No. 172-15-0-A-272.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan A. Kennedy and wife Amelia A. Kennedy, formerly known as Amelia A Kirkpatrick** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Ray Storey, Jr., unmarried and Ashley Elizabeth Odle, unmarried as tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Section Thirteen, Holt Woods, of record in Plat Book 9700, Pages 598-599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Jonathan A. Kennedy, unmarried and Amelia A. Kirkpatrick, unmarried by Warranty Deed from Donna A. Warren, a single woman, of record at Instrument No. 20080710-0070840, Register's Office for Davidson County, Tennessee, dated June 20, 2008 and recorded on July 10, 2008. The said Amelia A. Kirkpatrick is now known as Amelia A. Kennedy.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 598 & 599, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 9570, Page 22 and Book 10800, Page 575, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowner Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Open Space of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 10584, Page 124, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 9303, Page 202 and Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2604 Polo Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2013.

Jonathan A. Kennedy

Amelia A. Kennedy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan A. Kennedy and Amelia A. Kennedy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014