Return to:
Jim R. Vanderpool, P.C.
[illegible] Seaboard Lane, Suite G-104
Franklin, TN 37067

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130051762 DEEDWARR
Recvd: 06/19/13 13:54 2 pgs
Fees: 13.00 Taxes: 1295.00
20130619-0062821

R-VRES-13-3501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. McKenna	Same (NAME)	
3501 Wrenwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		104-01-0L-002.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CAR INVESTMENTS, GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW T. MCKENNA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF WRENWOOD TOWNHOMES OF RECORD IN OFFICIAL RECORDS INSTRUMENT NO. 201200120305, 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 A PART OF THE SAME PROPERTY CONVEYED TO CAR INVESTMENTS, GENERAL PARTNERSHIP BY WARRANTY DEED FROM TRUDY FITZGERALD BIGGS, TRUSTEE OF THE THOMAS FRANCIS FITZGERALD REVOCABLE LIVING TRUST OF RECORD AT INSTRUMENT NO. 20121116-0105804, DATED OCTOBER 31, 2012 AND RECORDED ON NOVEMBER 16, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO THOMAS FRANCIS FITZGERALD, TRUSTEE OF THE THOMAS FRANCIS FITZGERALD REVOCABLE LIVING TRUST BY QUITCLAIM DEED FROM THOMAS F. FITZGERALD, UNMARRIED OF RECORD AT INSTRUMENT NO. 20050309-0026122, DATED MARCH 08, 2005 AND RECORDED ON MARCH 09, 2005, AND RE-RECORDED IN INSTRUMENT NO. 20050322-0031046, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 55; INSTRUMENT NUMBER 20121228-0120305, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3501 Wrenwood Ave, Nashville, Tennessee 37205
(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 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 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 7th day of June, 2013.

CAR Investments, General Partnership

BY: Robert Kincaid, Partner
Robert Kincaid, Partner

BY: Colleen Johnson, Partner
Colleen Johnson, Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ROBERT KINCAID and COLLEEN JOHNSON, to me known (or **proved** to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **himself/herself** to be a partner of CAR Investments, General Partnership, the within named **bargainor**, a partnership, and that he/she as such partner executed the foregoing instrument for **the purpose** therein contained.

Witness my hand and official seal, this the 7th day of June, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903