WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058717 DEEDWARR
Recvd: 07/10/13 12:47 2 pgs
Fees:13.00 Taxes:925.00
20130710-0071335

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $250,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2013

Notary Public Cheryl Vance
My Commission expires: 9-5-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2813 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Guilherme A. Breyer	Same	083-01-0-383.00
1404 Sharpe Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Karen Allison Kennedy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Guilherme A. Breyer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Kyne Marshall joins in this conveyance to convey any and all marital interest he may have in and to said property.

Land in Davidson County, Tennessee, Being the west 50 feet of the east 150 feet of Lot No. 4 of Block "A", Weakley Place, of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mary Elizabeth Kennedy and husband, Jerry L. Kennedy from Harold T. Haywood and wife Sherry S. Haywood by Warranty Deed on July 21, 2004, of record in Instrument Number 20040722-0087625, Register's Office for Davidson County, Tennessee. Further conveyed to Karen Allison Kennedy from Mary Elizabeth Kennedy by QuitClaim Deed on February 25, 2010, of record in Instrument Number 20100315-0019532, Register's Office for Davidson County, Tennessee. Further conveyed to Karen Allison Kennedy from Jerry Ledford Kennedy by QuitClaim Deed on August 5, 2010, of record in Instrument Number 20100806-0062316, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1404 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 8, 2013.

Karen Allison Kennedy

Kyne Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen Allison Kennedy and Kyne Marshall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 8, 2013

My commission expires 7/6/15

Notary Public

