WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059878 DEEDWARR
Recvd: 07/15/13 09:40 2 pgs
Fees:13.00 Taxes:764.05
20130715-0072718

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner (46)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Rachel Bellamy (3)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2013.

Lindsey Boswell
Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela C. Hatten	Excel Mortgage Servicing, Inc.	172-3-A-30.00
(NAME)	(NAME)	
5520 Maplesong Drive	19500 Jamboree Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, California 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jason W. Kennedy and wife, Dawn Kennedy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela C Hatten, 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. 30 on the Plan of the Woodlands, Phase 1, Section 1 as of record in Plat Book 6900, page 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason W. Kennedy and wife, Dawn Kennedy, by deed of record in Instrument Number 20021108-0138406, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Woodlands of record in Plat Book 6900, page 498 and 499, Register's Office for Davidson County, Tennessee. Subject to matters shown on boundary plat of record in Book 6900, page 497, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8634, Page 224, Book 8643, Page 675, Book 8622, Page 390, Book 8464, Page 463, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee. Charter of Woodlands HOA of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee. Deed to Woodlands HOA of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5520 Maplesong Drive, Nashville, TN 37211

(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 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 our hands this 3rd day of July, 2013.

Dawn Kennedy

Jason W. Kennedy by Dawn Kennedy, Attorney-in-Fact

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 Jason W. Kennedy and Dawn Kennedy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of July, 2013.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of July 2013 before me personally appeared Dawn Kennedy, the person who executed the foregoing instrument on behalf of Jason W. Kennedy, and acknowledged that she executed the same as the free act and deed of the said Jason W. Kennedy, through Power of Attorney granted 06/11/13 by the said Jason W. Kennedy.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of July, 2013.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017