File Bap 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130072877 DEEDWARR
Recvd: 08/23/13 08:32 2 pgs
Fees:13.00 Taxes:377.27
20130823-0088917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $701,964.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drake Moreno	NEW OWNERS	13401004200
(NAME)	(NAME)	
621 Vinson Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Jonathan D. Kennedy, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drake Moreno and wife, Heather Moreno**, 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:

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, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan D. Kennedy, a single person by deed from Elizabeth Virginia Diuguid Pritchett, as devisee and as Executrix for the Estate of Florence V. Slavin of record in Instr. No. 20130318-0026202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 2133, page 109 and 110; Subject to easement for Sanitary Sewers and/or Storm Drainage as set out in Book 5232, page 665, said Register's Office. Subject to the rights and claims of parties in possession.

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 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 21st day of August, 2013.

Jonathan D. Kennedy

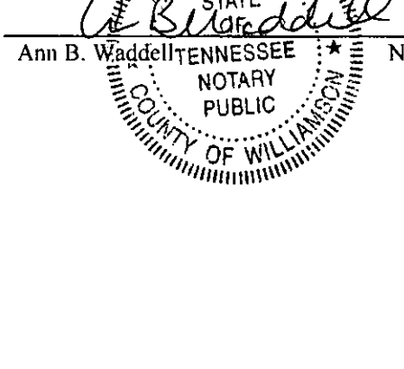
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Jonathan D. Kennedy, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2013.

Commission expires: October 5, 2015



Ann B. Waddell Notary Public