BILL GARRETT, Davidson County
Trans:T20130075910 DEEDWARR
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Fees:13.00 Taxes:455.10



20130903-0092530

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1196**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/27/2013**, by and between **Maxine T Clark, an unmarried individual**, parties of the first part, and **Tyra Stamps Kennedy, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 5 on the Plan of a Horizontal Property Regime (Private element), Phase 1, Smith Springs Townhomes of record in Plat Book 11700, Page 16, Revised In Book 11700, page 42, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert K Clark and Maxine T Clark, husband and wife ,by deed dated April 11, 2007 from Yolonda N Brooks aka Yolonda B Robinson and husband, William H Robinson, III of record as Instrument No 200704160045106, said Register's Office. The said Robert K Clark having died November 3, 2010. Property vests in Maxine T Clark as surviving tenant by the entirety.

This conveyance is made subject to any and all existing easements and restrictions contained of record.

Parcel ID # **136-15B-5CO**
Improved property located at: **3401 Anderson Road Unit 5, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Maxine T. Clark

Maxine T Clark

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Maxine T Clark** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of August, 2013..

Notary Public

My Commission Expires: 7/6/15

KAREN C. ASPLUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

****

Owner's Name: **Tyra Stamps Kennedy**

and Address: **3401 Anderson Road Unit 5, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$123,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of August, 2013..

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY