BILL GARRETT, Davidson County
Trans:T20130086193 DEEDWARR
Recvd: 10/04/13 14:45 2 pgs
Fees:13.00 Taxes:681.25

20131004-0104727

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,122.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY of Sept, 2013. Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Frederick Kennedy and Rose Marie Kennedy	Quicken Loans Inc.	075 03 0 032.00
(NAME)	(NAME)	
4452 Andrew Jackson Pkwy	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI, 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Juanita E. Levis, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John ~~Frederick~~ Kennedy and Rose Marie Kennedy, husband and wife**, 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: Fredrick

(CB)

Land in Davidson County, TN being Lot No. 102, Tulip Grove, Section II, of record in Plat Book 3700, page 122, said Register's Office, to which plat reference is hereby made for a more complete description.

Said Lot No. 102 fronts 95 feet along the northwesterly margin of Andrew Jackson Parkway; and extends back between lines measuring 135.36 feet on the southwesterly line and 112.92 feet on the northeasterly line, to a dead line in the rear on which it measures 97.65 feet.

BEING the same property conveyed to Juanita E. Levis by Warranty Deed from Jerry Carthal Watson and Nancy Annette Gastrell, heirs-at-law of George C. Watson, deceased dated July 31, 2003, of record in Instrument No. 20030807-0112873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4452 Andrew Jackson Pkwy, Hermitage, TN 37076

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, has 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 the 30 **day of** September **, 2013.**

Juanita E. Levis

Juanita E. Levis

STATE OF TENNESSEE
COUNTY OF WILSOIN

Personally appeared before me, the undersigned authority, **Juanita E. Levis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 **day of** September **, 2013.**

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122