BILL GARRETT, Davidson County
Trans:T20130103888 DEEDWARR
Recvd: 12/12/13 10:41 2 pgs
Fees:13.00 Taxes:1035.63
20131212-0125806

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me, this6th day of December, 2013. DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 10/18/2016

WARRANTY DEED

Address New Owner: Chris Herlihy and Ingrid Anderson 3719 Elkins Ave Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ SWBC Mortgage Corporation 9311 San Pedro Avenue, #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 09213048500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine Kennedy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Herlihy and Ingrid Anderson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF PART OF LOTS 9, 10 AND 11, BLOCK 23, PLUMMER PLACE, as shown on plat of record in Instrument No. 20060718-0086551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christine Kennedy, a single woman by Warranty Deed from David W. Miller, recorded on the 19th day of February, 2009 in Instrument No. 20090219-0014421, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF LOTS 9, 10 AND 11, BLOCK 23, PLUMMER PLACE, as recorded in Plat Book 161, Page(s) 39 and Instrument No. 20060718-0086551.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3719 Elkins Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2013.

Christine Kennedy

Christine Kennedy

STATE OF OREGON)
COUNTY OF WASHINGTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine Kennedy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2013.

Notary Public

My Commission Expires: JUNE 9, 2017

OFFICIAL SEAL
BHAVESH J PAREKH
NOTARY PUBLIC-OREGON
COMMISSION NO. 477325
MY COMMISSION EXPIRES JUNE 09, 2017