WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022265 DEEDWARR
Recvd: 04/02/14 14:42 2 pgs
Fees:13.00 Taxes:1998.00

20140402-0027502



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XXXXXXXXXXXXXXXX Elizabeth Ann Todd and Robert D Davis Todd and	XXXXXXXXXXXXXXXX SunTrust Mortgage, Inc. NEW OWNER	116-09-0-018.00
(NAME) 6033 Jocelyn Hollow Rd *	(NAME) XXXXXXXXXXXXXXXXXXXX 2147 Belcourt Avenue Ste. 300	
(ADDRESS) Nashville, TN 37205	(ADDRESS) XXXXXXXXXXXXXXXX Nashville, TN, 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*Elizabeth A Todd

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, **Martine C Kendall Trustee under the Martine C, Kendall Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto XXXXXXXXXXXXXXXXXX **Elizabeth Ann Todd and Robert Davis Todd, husband and wife**, XXX ** 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: **Elizabeth A Todd

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Section II, West Meade Farms, Inc. of record Book 1424, page 93, Register's Office of Davidson County, Tennessee.

Said Lot No 10 fronts 200 feet on the easterly side of Jacelyn Hollow Road and runs back 460.9 feet on the northerly line and 442.3 feet on the southerly line, to a dead line, measuring 231.7 feet thereon.

BEING the same property conveyed to William D. Kendall, et ux, by Warranty Deed dated 02/06/1950 from West Meade Farms, Inc. of record in Book 1787, page 619, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Martine C. Kendall and William D. Kendall, Trustee, or their successors in trust, under the Martine C. Kendall Living Trust, dated September 21, 1995 and any amendments thereto by Quit Claim Deed dated 09/21/1995 from William D. Kendall and wife, Martine C. Kendall and filed of record in Book 9808, page 902, Register's Office for Davidson County, Tennessee. The said William Dana Kendall being deceased as of May 5, 1998 will not join in on the conveyance of this document.

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 6033 Jocelyn Hollow Rd, Nashville, TN 37205

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 **31st** day of **March, 2014**

Martine C. Kendall, Trustee

Martine C Kendall, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Martine C. Kendall with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the **Martine C Kendall Trustee under the Martine C, Kendall Living Trust** dated September 21, 1995, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2014**

Notary Public

My commission expires: 8/28/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON