WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $254,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2014.

Notary Public
My Commission expires: (Affix Seal)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Kennedy	New Owner	127-12-0-024.00
1037 Hickory Hollow Road		
Nashville, TN 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl Jordan McAdams and wife, Debra Borgensen McAdams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Kennedy and Stephanie Kennedy, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the plan of Bellevue Manor, of record in Book 3600, pages 32 and 33, 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 Carl Jordan McAdams and wife, Debra Borgensen McAdams, by deed from Richard E. Kellogg and wife, Rosalind E. Kellogg, on July 15, 2004, of record in Instrument Number 20040721-0087315, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 32 and 33, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3672, page 507, Register's Office for Davidson County, Tennessee.
- Easement of record recorded in Book 8972, page 250; and Book 8979, page 1197, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1037 Hickory Hollow Road, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 22, 2014.

BILL GARRETT, Davidson County
Trans: T20140027855 DEEDWARR
Recvd: 04/24/14 08:59 2 pgs
Fees: 13.00 Taxes: 943.13
20140424-0034360

Carl Jordan McAdams

Debra B. McAdams a/k/a Debra Borgensen McAdams
By Carl Jordan McAdams, as attorney-in-fact AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl Jordan McAdams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 22, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Carl Jordan McAdams, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Debra B. McAdams, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Debra B. McAdams, the bargainor(s), by the said Carl Jordan McAdamsm, as Attorney-in-Fact.

WITNESS my hand and seal, this 22nd day of April, 2014.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY