THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 04/25/14 07:54 2 pgs
Fees:13.00 Taxes:1498.50
20140425-0034751

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

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

Notary Public

My Commission Expires: 12/16/2017

HEATHER D. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark B. Rubel and Nancy Rubel 5335 Weber Road Hermitage, TN 37076	SAME	07500008500

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Raymond A. Kennedy and wife, Siobhan M. Kennedy**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Mark B. Rubel and Nancy Rubel, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of F.A. Harewell Property of record in Plat Book 5800, Page 152, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond A. Kennedy and wife, Siobhan M. Kennedy by deed from John David Martin, unmarried of record in Instrument Number 20020308-0029347, Register's Office for Davidson County, Tennessee, dated February 26, 2002 and recorded on March 8, 2002.

Being known as Improved Property at 5335 Weber Road Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same are unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5800, Page 152, Register's Office

for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record in Instrument Number Book 9966, Page 401 and Book 10147, Page 602, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 22nd day of April, 2014.

Raymond A. Kennedy

Siobhan M. Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Raymond A. Kennedy and Siobhan M. Kennedy, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this 22nd day of April, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016