WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028479 DEEDWARR
Recvd: 04/25/14 14:25 2 pgs
Fees:13.00 Taxes:362.60

20140425-0035113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Capital Group, LLC	**OWNER**	150-06-0-0148.0
(NAME)	(NAME)	
3108 Anderson Road		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Monica Williams, Executrix of The Estate of Georgia Lee Kennedy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carter Capital Group, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Revised Plan of West Lake Subdivision, of record in Plat book 6250, page 785 Register's Office for said County, to which reference is made for a more completed description.

Being the same property conveyed to Thomas Kennedy and Georgia Kennedy, by Warranty Deed from Brown Taylor and wife, Sammie Taylor, dated November 3, 1995 and filed of record in Book 9861, Page 729, Register's Office for Davidson County, Tennessee. The parties were married at the time of conveyance. The said Thomas Kennedy died on July 5, 2006 leaving the said Georgia Kennedy has the surviving tenant by the entirety. The said Georgia Kennedy died on March 8, 2013. Monica Williams executes this Warranty Deed pursuant to the Last Will & Testament of Georgia Lee Kennedy and Order of Probate Court in Case #13P-855, in the Probate Court for Davidson County, Tennessee. Thomas Kennedy and Thomas Kennedy, Sr. are one and the same person. Georgia Kennedy and Georgia Lee Kennedy are one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3108 Anderson Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 16th day of April, 2014.

The Estate of Georgia Lee Kennedy

By: Monica Williams Executrix

Monica Williams, Executrix of The Estate of Georgia Lee Kennedy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of April, 2014 before me, personally appeared Monica Williams as Executrix of The Estate of Georgia Lee Kennedy, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Davidson, Tennessee this 16th day of April, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017