BILL GARRETT, Davidson County
Trans:T20140033029 DEEDWARR
Recvd: 05/13/14 10:26 2 pgs
Fees:13.00 Taxes:1146.63
20140513-0040797

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2014

(AFFIX SEAL)

File No.: ALW-14-614-UNITB

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Lee	Bank of Tennessee	93-4-B-1.00 CO
(NAME)	(NAME)	
614 B Shelby Ave.	301East Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KENNER & MCLEAN DEVELOPMENT GROUP, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ANDREA LEE, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, HOMES AT 614 SHELBY, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130627-0066358, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Ernestine J. Harris by Deed from Clerk and Master for The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded 02/07/1995, in Book 9590, page 494, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Kenner & McLean Development Group, Inc. by Warranty Deed from Ernestine J. Harris Holt a married woman, recorded on the 8th day of April, 2013 in Instrument No. 20130408-0034674, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 614 B Shelby Ave., Nashville, TN. 37206
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of May, 2014.

Kenner & McLean Development Group, Inc.

William D. Kenner, President

By: William D. Kenner
Its: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of May, 2014, before me personally appeared William D. Kenner, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Kenner & McLean Development Group, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of May, 2014.

Notary Public
My Commission Expires: 10/18/14

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171