NEW OWNER:

Mary Earl Scoville
115 Blackburn Avenue
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0243

Map 130 Group 01-0 Parcel 151.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140039103 DEEDWARR
Recvd: 06/04/14 09:29 3 pgs
Fees:18.00 Taxes:1581.75

20140604-0048213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars** (**$427,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA K. KENNING** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARY E. SCOVILLE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book No. 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 60 fronts 60 feet on the Southwesterly side of Blackburn Avenue, and runs back between parallel lines 190 feet to the rear line of Lot No. 24 on said Plan.

BEING the same property conveyed to Elmer R. Kenning and wife Patricia K. Kenning, by Warranty Deed from Chas. Wheeling Griffin and wife Helen Sona Griffin, dated July 16, 1962, and of record in Book 3405, Page 25, Register's Office for Davidson County, Tennessee. Elmer R. Kenning passed away on October 14, 1992, and had remained married to Patricia K. Kenning, without intervening legal separation or divorce, from the time of acquisition of this property until her passing, thereby vesting title in Patricia K. Kenning as surviving tenant by the entirety.

This is IMPROVED property known as 122 Blackburn Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **May, 2014**.

Patricia K. Kenning

PATRICIA K. KENNING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PATRICIA K. KENNING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 23rd day of May, **2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **427,500.00** .

Mary E Scoville
AFFIANT

Sworn to and subscribed to before me 23rd day of **May, 2014**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY