WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140045725 DEEDWARR
Recvd: 06/27/14 08:58 2 pgs
Fees: 13.00 Taxes: 569.80

20140627-0056274

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Katie L. Kennedy	new owner	160-14-0B
(NAME)	(NAME)	(MAP)
5810 Brentwood Trace		106.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Waynick Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Katie L. Kennedy, unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Unit No. 5810., in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of 2nd Revision Brentwood Trace Condominiums, recorded in Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537. page 988. said Register's Office and amendment to Master Deed of record in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Waynick Properties, LLC by deed from Ginger R. Strode Goodall, married of record in Instrument No. 20110823-0065043 Register's Office for Davidson County, Tennessee, dated August 17, 2011 and recorded on August 23, 2011. (Value of consideration shown in aforementioned deed $137,500.00.)

Being also known as 5810 Brentwood Trace, Brentwood, TN 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5810 Brentwood Trace, Brentwood, Tennessee 37027

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/our hand(s) this 20th day of June, 2014.

Waynick Properties, LLC

By: Nancy Arlene Waynick, Chief Manager

Nancy Arlene Waynick, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Arlene Waynick, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Chief Manager of Waynick Properties, LLC, the within named bargainer, a Tennessee limited liability company, and that she as such Chief Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Nancy Arlene Waynick as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of June, 2014.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE