WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip W. Kendrick	"New Owners"	081-08-0-403.00
(NAME)	(NAME)	
8109 Hilldale Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Thomas J. Caruthers and wife, Shirley O. Caruthers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Philip W. Kendrick and wife, Karen G. Kendrick and Mason Herron, married, 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 parts of Lots Nos. 195 and 197 of the North Nashville Real Estate Company's Plan of Lots as of record in Book No. 21, Page 105, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 195 and 197 or parts thereof, adjoin and together front forty (40) feet on the Easterly side of 7th Avenue North, formerly North Vine Street, and runs back between parallel lines 175 feet to an alley.

Being part of the same property conveyed to Thomas J. Caruthers and wife, Shirley O. Caruthers, by Installment Deed from A. J. Dyer and wife, Gladys M. Dyer, recorded on the 30th day of May, 1972 in Deed Book 4605, Page 183, in the Register's Office of Davidson County, Tennessee.

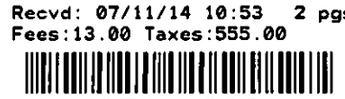
This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1726 7th Avenue North, Nashville, TN 37208
(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.

BILL GARRETT, Davidson County
Trans:T20140049591 DEEDWARR
Recvd: 07/11/14 10:53 2 pgs
Fees:13.00 Taxes:555.00



File No.: 2578
TN Warranty Deed

Witness our hands this 30th day of June, 2014.

Thomas J. Caruthers

Shirley O. Caruthers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas J. Caruthers and Shirley O. Caruthers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1·27·15

Notary Public,

KIMBERLY HOLLINGSHEAD WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE