WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

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 27th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(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"	08108040500
(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, Sr. 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, 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:

Being the Southerly 10 feet of Lot No. 199 and the Northerly 32 feet of Lot No. 201 on the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105 of Register's Office for said County.
Said part of Lot No. 199 fronts 10 feet on the Easterly side of 7th Avenue North and runs back between parallel lines 175 feet to an alley.
Said part of Lot No. 201 fronts 32 feet on the Easterly side of 7th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas J. Caruthers, Sr. and wife, Shirley O. Caruthers by Warranty Deed from Lonnie Youngblood and wife, Betty Dean Youngblood, recorded on the 24th day of August, 1977 in Deed Book 5187, Page 953, 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 1722 7th Avenue, 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:T20140064880 DEEDWARR
Recvd: 09/02/14 13:13 2 pgs
Fees:13.00 Taxes:555.00

20140902-0079751

Witness our hands this 27th day of August, 2014.

Thomas J. Caruthers

Shirley O. Caruthers

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of August, 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
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY