File Box 8

BILL GARRETT, Davidson County
Trans:T20140071243 DEEDWARR
Recvd: 09/23/14 13:58 3 pgs
Fees:18.00 Taxes:1766.97
20140923-0087383

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John L. Kennedy
916 Cherry Plum Court
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP	**131-6**
GROUP	**H**
PARCEL	**29.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald E. Burgner, Trustee, Rita G. Burgner Family Trust U/W dated January 23, 1998 and Donald E. Burgner, Trustee, Rita G. Burgner Marital Trust U/W dated January 23, 1998,** hereinafter called the Grantors, have bargained and sold, and by these presents, do hereby transfer and convey unto **John L. Kennedy and Eleanor R. Kennedy, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Phase 2, Village of Cherry Glen, of record in Book 9700, page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald E. Burgner and wife, Rita G. Burgner by Warranty Deed, dated August 31, 1999, recorded September 2, 1999, of record in Book 11647, page 924, said Register's Office, Davidson County, Tennessee and further being the same property conveyed to Rita G. Burgner by Quitclaim Deed from Donald E. Burgner, dated October 20, 2005, recorded December 13, 2005, of record in Instrument No. 20051213-0149448, said Register's Office, Davidson County Tennessee. And the said Rita G. Burgner having since died, pursuant to the Last Will and Testament of Rita G. Burgner filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P-1523, being the same property devised to Donald E. Burgner, Trustee, Rita G. Burgner Family Trust U/W dated January 23, 1998, a fifty percent (50%) interest as tenant-in-common and Donald E. Burgner, Trustee, Rita G. Burgner Marital Trust U/W dated January 23, 1998, a fifty percent (50%) interest as tenant-in-common, as evidenced by an Executors Deed from Donald E. Burgner, Executor of the Last Will and Testament of Rita G. Burgner, dated June 1, 2011, recorded June 6, 2011, of record in Instrument No. 20110606-0043227, Register's Office for Davidson County, Tennessee,.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **916 Cherry Plum Court, Nashville, Tennessee 37215.**

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, Grantors do covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantors do further covenant and bind themselves, its successors 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 hand this the **22nd** day of **September, 2014.**

Donald E Burgner, Trustee

Donald E. Burgner, Trustee, Rita G. Burgner Family Trust U/W dated January 23, 1998

Donald E Burgner, Trustee

Donald E. Burgner, Trustee, Rita G. Burgner Marital Trust U/W dated January 23, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Donald E. Burgner** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Donald E. Burgner, Trustee, Rita G. Burgner Family Trust U/W dated January 23, 1998**, and **Donald E. Burgner, Trustee, Rita G. Burgner Marital Trust U/W dated January 23, 1998** the within named bargainors, and that he as such **Trustees**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 22nd day of September, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson dmotary

The actual value or consideration, whichever is greater, for this transfer is $477,560.00.

AFFIANT

Subscribed and sworn to before me on this 22~~nd day~~
of September, 2014.

NOTARY PUBLIC

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

My Commission Expires:

File #14-8889