PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140073529 DEEDWARR
Recvd: 09/30/14 15:20 2 pgs
Fees:13.00 Taxes:1394.90
20140930-0090249

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 56865
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee S. Rector Kristin E. Rector 209 Andover Way Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142160B00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $377,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John L. Kennedy and wife, Eleanor R. Kennedy, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kristen E. Rector and Lee S. Rector, wife and husband, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Arlington Green, Phase I, of record in Book 6900, Page 399, amended in Book 7517, Page 281, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John L. Kennedy and spouse, Eleanor R. Kennedy by Warranty Deed from Fred Yazdian and Jerome Rosenblum, both married, dated April 2, 1996, recorded April 11, 1996 in Book 10012, Page 290, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 399, amended in Book 7517, Page 281, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8181, page 62, Book 8180, page 232, Book 8902, page 963 and Book 11232, page 427, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 209 Andover Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 26th day of September, 2014

John L. Kennedy

Eleanor R. Kennedy

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2014, before me the undersigned authority, personally appeared John L. Kennedy and Eleanor R. Kennedy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

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

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $377,000.00

Affiant

Sworn and subscribed before me this the 26th day of September, 2014.

Notary Public

My Commission Expires: 9-26-16

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY