# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140093379 DEEDWARR
Recvd: 12/15/14 09:09 2 pgs
Fees: 13.00 Taxes: 590.15
20141215-0114254

B-RM-14-509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00.

Mary D Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mary D. Gordon** | **Franklin American Mortgage Company** | |
| (NAME) **509 Stacy Square Terrace** | (NAME) **501 Corporate Centre Drive** | **128060A50900CO** |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) **Franklin, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THOMAS W. KENYON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY D. GORDON, UNMARRIED AND JAMES NAUERT, UNMARRIED AS** JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situate in the Civil District of Davidson County, Tennessee and being more particularly described as follows:

Unit No. 509, Lot 6-B of the Stacy (Stacey) Square Townhomes II Condominiums as shown by a map of record in Plat Book 6250 at Page 159 and amended in Exhibit "A" to the Master Deed & Bylaws of record in Book 6497, Page 720 and amended in Book 8117 at Page 901 in the Davidson County, Tennessee Register of Deeds office.

Included herewith is an undivided interest in the condominium common area.

Being the same property conveyed to Thomas W. Kenyon by Warranty Deed from Summer D. Johnson, recorded on the 25th day of June, 2004 in Instrument No. 20040625-0075998, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 159 and Exhibit A to Book 6497, Page 700, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Stacy Square Townhomes II Homeowners Association recorded in Book 6388, Page 616.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6497, Page 700, as amended by instrument(s) of record in Book 8117, Page 891; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 Stacy Square Terrace, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF DECEMBER, 2014.

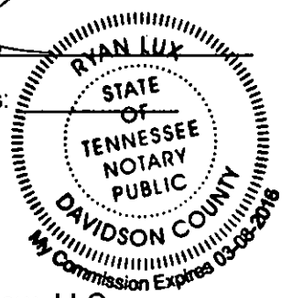
Thomas W. Kenyon by Loy Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS W. KENYON, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS W. KENYON.

Witness my hand and official seal, this the 10th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212