Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140095600 DEEDWARR
Recvd: 12/22/14 12:07 2 pgs
Fees:13.00 Taxes:4255.00
20141222-0116868

39-B
File #14-1427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Todd Bender and Lori Bender Woodward, as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Patrick McKennon, and Kathryn C. McKennon, husband and wife**, 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. 20 on the plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for said County, described as:
Beginning on the northeasterly margin of Fredericksburg Drive at the corner of lots Nos. 7 and 20; thence with the line between said two lots, northwardly 100.7 feet; thence south 76 degrees 54' east 381.1 feet; thence south 5 degrees 29' west 156.2 feet to the northerly margin of Laurel Ridge Drive; thence with same, westwardly and southwestwardly 249.2 feet to the beginning of a curve; thence around said curve with a radius of 28 feet, westwardly 48.3 feet to the northwesterly margin of said Fredericksburg Drive; thence with same, northwestwardly 157.8 feet to the beginning, containing 1.74 acres, more or less.

Being the same property conveyed to William Todd Bender and Lori Bender Woodward by Quitclaim Deed from Harvey W. Bender, Jr., Successor Trustee dated July 31, 2013, of record as Instrument No. 20130802-0081167, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1801 Laurel Ridge, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 16th day of December, 2014.

William Todd Bender

Lori Bender Woodward

State of Tennessee)
County of Davidson)

On this 16th day of December, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Todd Bender, the bargainor(s), 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 Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Florida)
County of BREVARD)

On this 16th day of December, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lori Bender Woodward, the bargainor(s), 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 Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
JOAN S. LEHNERT
MY COMMISSION # FF 162154
EXPIRES: September 23, 2018
Bonded Thru Budget Notary Services

JOAN S. LEHNERT NOTARY PUBLIC STATE OF FLORIDA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,150,000.00.
1,150,000.00

Affiant

Sworn and subscribed before me on this the 16th day of December, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:
J. Patrick McKennon
1801 Laurel Ridge
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
145-06-5.00