BILL GARRETT, Davidson County
Trans: T20150036837 DEEDWARR
Recvd: 05/12/15 15:58 3 pgs
Fees: 18.00 Taxes: 493.95
20150512-0043638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Joyce E. Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2015

Brandy Gomez
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joyce E. Martin 206 Cottage Place Nashville, TN 37214	Joyce E. Martin 206 Cottage Place Nashville, TN 37214	095-02-0A-206.00-CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BETH ANN KUYKENDALL LEARY, JOAN ELLEN KUYKENDALL HURT AND RORY ARMSTRONG KUYKENDALL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOYCE E. MARTIN

hereinafter called the GRANTEES, their 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 Unit No. 24, also shown as Street Number 134, on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to FRANK A. KUYKENDALL AND BOBBIE S. KUYKENDALL, HUSBAND AND WIFE, by deed from KAREN L. TAYLOR, of record in Instrument No. 20001030-0107468, dated October 27, 2000, said Register's Office. The said Bobbie S. Kuykendall having since died on or about March 21, 2014, leaving Frank A. Kuykendall, sole owner by surviving tenant by the entireties. The said Frank A. Kuykendall having died intestate on or about June 26, 2014 leaving his Heirs at Law Beth Ann Kuykendall Leary, Joan Ellen Kuykendall Hurt and Rory Armstrong Kuykendall. For further reference see Affidavit of Heirship of record in Instrument No. 20150512 0043636 said Register's Office.

This improved property is known as 206 Cottage Place, Nashville, TN 37214.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8 day of May, 2015.

Beth Ann Kuykendall Leary
Beth Ann Kuykendall Leary

Joan Ellen Kuykendall Hurt
Joan Ellen Kuykendall Hurt

Rory Armstrong Kuykendall
Rory Armstrong Kuykendall by Beth Ann Leary,
His Attorney-in-Fact
By Beth Ann Leary

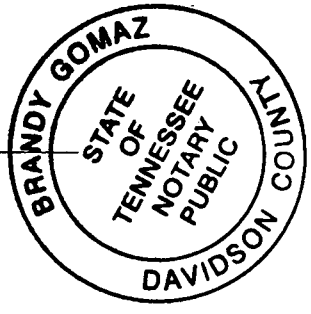
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Beth Ann Kuykendall Leary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of May, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17



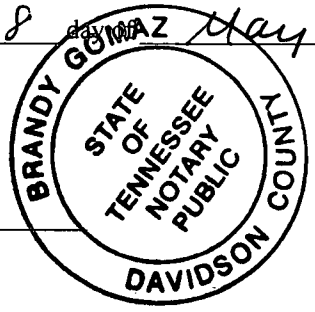
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joan Ellen Kuykendall Hurt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of May, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17



State of Tennessee)
County of Davidson)

On this 8 day of May, 2015, before me personally appeared Beth Ann Leary, 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 Rory Armstrong Kuykendall, and who acknowledged that she executed the same as the free act and deed of Rory Armstrong Kuykendall.

Witness my hand and official seal at office, this 8 day of May, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

