WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038861 DEEDWARR
Recvd: 05/19/15 12:11 2 pgs
Fees:13.00 Taxes:1241.35
20150519-0046084

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-4-18 (AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-WP-15-1112

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)
Brenton C. Deal	New Owner	
(NAME) **1112 Hunters Bow Cir**	(NAME) 1112 Hunters Bow Circle	**172140A03000CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville, TN 37211	
(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 **FRANK S. KENNEDY, III AND WIFE, SUSAN R. KENNEDY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENTON C. DEAL, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Section One Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Pages 308 & 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank S. Kennedy III and wife, Susan R Kennedy by Warranty deed from Shawn P. Tidwell and Laurie N. Tidwell of record in Instrument No. 200008020076335 Register's Office for Davidson County, Tennessee, dated July 28, 2000 and recorded on August 02, 2000.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 308 and 309, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, Register's Office for Davidson County, Tennessee.
- Charter for Wexford Downs Homeowners Association, Inc. of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
- Conveyance to HOA of open spaces/common areas of record in Book 10937, Page 789, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to BellSouth Telecommunications, Inc. of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for sanitary sewer of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for water main of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Hunters Bow Cir , Nashville, Tennessee 37211**.

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 13th DAY OF MAY, 2015.

Frank S. Kennedy, III

Susan R. Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK S. KENNEDY, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN R. KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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