BILL GARRETT, Davidson County
Trans:T20150048160 DEEDWARR
Recvd: 06/17/15 10:35 2 pgs
Fees:13.00 Taxes:814.00
20150617-0057656

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

39-B
File #15-1213

Return to:
Nations Title
404 BNA Drive
Suite 307
Nashville, Tennessee 37217

WARRANTY DEED

15NT00271

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 **James H. Jarrett, married, and Julianne N. Snape and husband, Jonathan Snape**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle R. Kuhn, ~~a~~ married**, 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. 49 on the Plan of Heritage Meadows, Phase Two, as shown by plat of record in Plat Book 9700, page 525, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James H. Jarrett, married, and Julianne N. Snape, married, by Warranty Deed from The Bank of New York Mellon fka The Bank of New York, in the amount of $147,000.00, dated May 18, 2012, of record as Instrument No. 20120524-0045169, Register's Office for Davidson County, Tennesse and by Quit Claim Deed of record as Instrument No. 20140123-006373, RODC.

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: 1249 Andrew Donelson Drive, Hermitage TN, 37076.

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 15th day of June, 2015.

James H. Jarrett by Catherine French, attorney in fact
James H. Jarrett
By Catherine French – His attorney-in-fact

Julianne N. Snape by Catherine French, attorney in fact
Julianne N. Snape
By Catherine French – Her attorney-in-fact

Jonathan Snape by Catherine French, attorney in fact
Jonathan Snape
By Catherine French – His attorney-in-fact

State of Tennessee)
County of Davidson)

On this the 15th Day of June, 2015, before me personally appeared Catherine French, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James H. Jarrett, Julianne N. Snape and Jonathan Snape, acknowledged that such persons executed the same as the free act and deed of James H. Jarrett, Julianne N. Snape and Jonathan Snape.

Notary Public

My commission expires: 5/8/18

ANGELA T. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2015.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 11-3-15

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kyle R. Kuhn 1249 Andrew Donelson Drive Hermitage, TN 37076	NEW OWNER	75-11-A-44.00