WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062345 DEEDWARR
Recvd: 07/29/15 13:19 2 pgs
Fees:13.00 Taxes:1039.33
20150729-0074801

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL) MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SBE Partners Attn: Robert L. Scruggs, Attorney	Same As New Owner	Map 72-16
(NAME)	(NAME)	
2021 Richard Jones Road, Ste 220		Parcel 98.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Donald R. Kendall Jr. and Rita C. Kendall, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SBE Partners,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 17 on the Plan of the Resubdivision of Lots 16 & 17 of Peerman Heights, of record in Book 8250, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Partners, R. Kendall, Jr. and wife Rita C. Kendall by Quitclaim Deed from Donald R. Kendall, filed for record on December 31, 1998 in Book 11277, page 598, Register Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 8250, page 102, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1613 Peerman Dr., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 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 my/our hands this 27th day of July, 2015.

Donald R. Kendall Jr.

Rita C. Kendall

State of Tennessee
County of Davidson

Personally appeared before me Donald R. Kendall Jr. and Rita C. Kendall, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2015.

Notary Public

My Commission Expires: _____

File No.: 70815193

