WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150064288 DEEDWARR
Recvd: 08/04/15 12:46 2 pgs
Fees: 13.00 Taxes: 369.08
20150804-0077185

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$99,750.00**

Rita C Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE July 30, 2015

Notary Public

MY COMMISSION EXPIRES : May 8, 2018

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 40 Burton Hills Dr., #200, Nashville TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Donald R Kendall, Jr and Rita C Kendall	Donald R Kendall, Jr and Rita C Kendall	
(NAME) 121 Randy Road	(NAME) 121 Randy Road	043-15-0-049.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin M Brady, Married (not homestead property)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald R Kendall, Jr and Rita C Kendall, Husband and Wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot 66, Rainbow Terrace, Section V, as recorded in Plat Book 2133, Page 72, Register's Office for Davidson County, Tennessee
Said Lot No. 66 fronts 115 feet on the easterly side of Randy Road and runs back 347.2 feet on the northerly line and 348.2 feet on the southerly line, to a dead line measuring 115 feet thereon.
Being the same property conveyed to Kevin M. Brady, a single man (now married), and Norma Davis, a single woman (now deceased), as joint tenants with rights of survivorship by deed from Diane L. Abbot and husband, Scott M. Abbott dated 4/26/2002 and recorded in Instrument No. 20020430-0052719in the Register's office in Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as **121 Randy Road, Madison, TN 37115**
(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 hand(s) this **30th day of July, 2015.**

Kevin M Brady

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Kevin M Brady** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand at office on **30th day of July, 2015.**

Notary Public. My Commission Expires: May 8, 2018

