BILL GARRETT, Davidson County
Trans:T20150075397 DEEDWARR
Recvd: 09/03/15 13:32 2 pgs
Fees:13.00 Taxes:77.70
20150903-0090024

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry T. Kennedy** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Lawrence H. Hart** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 87 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. R. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 87 and 88; thence with the dividing line between Lots 87 and 88, southwardly 500 feet; thence westwardly with the dividing line between Lots Nos. 87 and 83B, 46.24 feet to a point, a common corner of Lots Nos. 86 and 87; thence with the dividing line between Lots 86 and 87, northwardly 500 feet to a point in the southerly margin of Due West Avenue; thence with the southerly margin of Due West Avenue eastwardly 100 feet to the point of beginning.

BEING the same property previously conveyed to J. W. Kennedy and wife, Irene Kennedy by Deed of Correction (which corrected legal description of Warranty Deed in Book 2440, Page 50), from M. M. Cunniff and wife, Hattie B. Cunniff, dated 2/19/68 and recorded 2/19/68 in Book 4212, Page 736, said Register's Office.

FURTHER BEING the same property conveyed to Jerry T. Kennedy by Corrected Quitclaim Deed from Heirs of Irene Arnold Kennedy, being Gloria A. Agee, James R. Kennedy, Barbara J. Kinle, Richard A. Kennedy, Goldia Darlene Swartz, Leda Carolyn Traughber, Sherry Yvonne Weakley, and Roseena Kennedy (by Barbara Joyce Kinle and Jerry Thomas Kennedy as Co-Trustees), dated 6/15/89 and recorded 2/13/91 in Book 8291, Page 932 (which corrected Quitclaim Deed recorded 3/9/90 in Book 8061, Page 700), Register's Office for Davidson County, Tennessee.

The said James W. Kennedy reportedly predeceased Irene Kennedy, and the said Irene Kennedy reportedly died on 4/12/88, with her estate being administered in Docket No. 91003 in the Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 19th day of August, 2015.

Jerry T. Kennedy

Jerry T. Kennedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jerry T. Kennedy** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2015.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$21,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of August, 2015.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Map and Parcel: 051-01-0-061.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Lawrence H. Hart
1023 Maplewood Place
Nashville, TN 37216