Name & Address of New Owner:	Send Tax Bills To:	Map 135-9
Joy Centers	SAME	1
2034 Franklin Limestone Ct.		Parcel 24
Nashville, TN 37217		

This instrument prepared by: Thomas J. Haynes, Attorney, 117 N. Maple Street Murfreesboro, TN 37130.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantee herein of the payment of an indebtedness originally payable to CLAUDE EDWIN ALSUP, secured by a Deed of Trust embracing the hereinafter described property, and appearing of record in Instrument No. 20130612-0059923 of the Register's Office for Davidson County, Tennessee, said to which instruments reference is hereby made for all of their terms and provisions;

We, the undersigned, SUSAN KENNEDY (a widow) and CYNTHIA DIANE SMITH (married)have this day bargained and sold and by these presents do hereby transfer and convey unto JOY CENTERS and husband, TRAVIS CENTERS, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 24 on the plan of Una Manor Homes, Section I, of record in Book 2854, page 83, Register's Office for Davidson County, Tennessee.

BEGINNING with a point in the northwesterly margin of Franklin Limestone Road at the common corner of Lot Nos. 23 and 24; thence southwestwardly along said margin, 130 feet to a concrete monument at the beginning of a curve; thence around said curve 39.3 feet in a southwesterly direction to a concrete monument in the northerly margin of an unnamed street; thence along said margin westwardly 135 feet to a concrete monument which is the southwest corner of said lot; thence northwardly 22 deg. 17' east. 164.3 feet to the common corner of Lots 23 and 24; thence southeastwardly along the line between said two lots, 192 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20150078587 DEEDWARR
Recvd: 09/16/15 09:23 3 pgs
Fees:18.00 Taxes:410.70
20150916-0093776

BEING that same property, the remainder fee interest in which was conveyed to Susan Kennedy, a married woman, by deed from Cynthia Diane Smith, Executrix of the Estate of Violet Nadine Boyd, deceased of record in Instrument No. 20100903-0070282, and that same property a life estate interest in which was conveyed to Cynthia Diane Smith, a married woman, by deed from Cynthia Diane Smith, Executrix of the Estate of Violet Nadine Boyd, deceased of record in Instrument No. 20100903-0070281 of said Register's Office.

This is improved property known as 2034 Franklin-Limestone Court, Nashville, Tennessee 37217.

This conveyance is subject to any and all restrictions and or easements of record affecting said property.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except as hereinabove set forth.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this the 10th day of September, 2015.

Susan Kennedy
SUSAN KENNEDY

Cynthia Diane Smith
CYNTHIA DIANE SMITH

STATE OF TENNESSEE]

SS.

COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Susan Kennedy, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 10th day of September, 2015.

Notary Public

My Commission Expires: 5/20/2017

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]

SS.

COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Cynthia Diane Smith, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 10th day of September, 2015.

My Commission Expires:
5-20-2017

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]

ss.

COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $111,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 10th day of September, 2015.

My Commission Expires:
5/20/2017

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY