BILL GARRETT, Davidson County
Trans: T20150080979 DEEDWARR
Recvd: 09/23/15 11:37 2 pgs
Fees: 13.00 Taxes: 814.00
20150923-0096679

# WARRANTY DEED

KENDIG-H15228

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF September, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 4, 2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Jeff Kendig | Same | 071-14-0-334<br>071.14-0-335<br>071.14-0-336<br>071.14-0-345 |
| 18, 20, 22, 27 Ligon Avenue | 1143 Old Hickory Blvd | |
| Nashville, TN 37207 | Nashville TN 37027 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RICHARD RICE AND THE HEIRS OF TIMON RICE, ANDREW RCE ,AND HEATHER RICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFF KENDIG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract I: Being Lot No. 6 in A. Stalcup's Plan, as of record in Book 57, Page 115, Register's Office for said County. Said Lot No. 6 fronts 40 feet on the southerly side of Douglas, formerly Ligon Avenue and runs back between parallel lines 73-1/4.

Tract II: Being Lot No. 32 of Block "A" on the Map of East View Subdivision; of record in Book 547, Page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a deadline. Included in the above description, but expressly excluded there from is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in Book 3162, Page 187, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the north margin of Ligon Avenue and in the West boundary line of said Lot No. 32 and runs with said boundary line North 7 degrees 40' East, 120 feet to a point; thence with the north boundary line of Lot No. 32, South 82 degrees 20' 35" East 6 feet to a point; thence South 5 degrees 42' West, 120.2 feet to a point in the north margin of Ligon Avenue; thence with said margin North 82 degrees 20' West 10 feet to the point of beginning, containing 960 square feet, more or less.

Tract III: Being Lot No. 34 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract IV: Being Lot No. 33 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract V: Being Lot No. 35 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Being the same property conveyed to Richard Rice and Timon Rice, as tenants in common by deed from Idanelle M. Webb of record in Book 8814, Page 243, recorded on 12/15/1992, Register's Office for Davidson County, Tennessee.

Timon Rice having since died leaving with Andrew Rice and Heather Rice as sole heirs. Affidavit of Heirship of record in #20150923-0096678, recorded 9-23-2015, Register's Office for Davidson County, Tennessee.

( X ) unimproved property known as 18, 20, 22, 27 Ligon Avenue, Nashville, Tennessee 37207.
This is ( ) improved property known as

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 22nd day of September, 2015 :

Richard Rice

Andrew Rice

Heather Rice

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named RICHARD RICE AND THE HEIRS OF TIMON RICE, ANDREW RICE, AND HEATHER RICE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 22nd day of September, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019