WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088866 DEEDWARR
Recvd: 10/19/15 13:40 2 pgs
Fees:13.00 Taxes:962.00
20151019-0106155

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Diana Norred, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Williams	James Williams etux Rena Williams	172120B14400
(NAME)	(NAME)	
205 Woodfield Cove	205 Woodfield Cove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Jeremy J. Kennard and Candice Kennard, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Williams and Rena Williams, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 365 on the plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Jeremy J. Kennard and Candice Kennard, husband and wife by Quit Claim Deed dated 01/10/2013 from Jeremy J. Kennard of record in Instrument 201307190074695, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy J. Kennard by Warranty Deed dated 01/30/2009 from Michael D. Ostroski and wife, Sandra Ostroski of record in Instrument 20090210-0011403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters as set forth per Plat Book 7900, Page 6, Book 7900, Page 387, Book 7900, Page 388, Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, By-Laws of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 531, Restrictions of record in Book 8154, Page 304, Restrictions of record in Book 8377, Page 769, Restrictions of record in Book 8377, Page 808, Declaration of Covenants, Conditions and Restrictions of record in Book 8634, Page 799, Easement of record in Book 1113, Page 606, Easement of record in Book 1318, Page 441, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7690, Page 260, Metropolitan Government of Nashville and Davidson County of record in Book 5656, Page 67, Charter of record in Book 8071, Page 520, and Power of Attorney of record in Instrument 200902100011402, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 205 Woodfield Cove, Nashville, TN 37211

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 16th day of October, 2015.

Jeremy J. Kennard

Candice Kennard

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy J. Kennard and Candice Kennard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of October, 2015.

Connie Beard
Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167