B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092315 DEEDWARR
Recvd: 10/29/15 14:43 3 pgs
Fees:18.00 Taxes:2035.00
20151029-0110275

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed ~~and sworn to~~ me on October 29, 2015.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
~~STATE OF~~ TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28851SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert S. Greenberg and Jo Ann B. Greenberg 2401 Hemingway Drive Nashville, TN 37215	SAME AS NEW OWNER	130-16-010-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John David Kennedy Executor for The Estate of Joseph J. Kennedy, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Robert S. Greenberg and wife, Jo Ann B. Greenberg, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 Block "B" on the Plan of Tyne Meade Section III, as of record in Plat Book 1424, pages 12 thru 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph J. Kennedy, unmarried by deed from Harold Pendleton Caldwell, III and wife, Tara Brown Caldwell of record in Book 10145, page 967, Register's Office for Davidson County, Tennessee. The said Joseph J. Kennedy having since died. The Last Will and Testament of Joseph J. Kennedy

being of record as part of Docket No. 15P-1336 in the Seventh Circuit Court, Probate Division for said County. And being further conveyed to John David Kennedy Executor for the Estate of Joseph J. Kennedy by Quitclaim Deed from D. Hart Weatherford and wife, Elizabeth B. Weatherford, of record as Instrument No. 20151023-0108146, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 1424, pages 12 through 14, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2401 Hemingway Drive, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 26 day of October, 2015.

The Estate of Joseph J. Kennedy

BY: _____
John David Kennedy, Executor

STATE OF Illinois)

COUNTY OF DuPage)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John David Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor of The Estate of Joseph J. Kennedy, deceased, the within named bargainor, and that he as Executor executed the foregoing instrument for the purposes therein contained in his capacity as Executor.

Witness my hand and official seal on October 26th, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

"OFFICIAL SEAL"
ROSALVA B. PATINO
Notary Public, State of Illinois
My commission expires 05/02/17