File Box
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101766 DEEDWARR
Recvd: 12/02/15 08:40 2 pgs
Fees:13.00 Taxes:277.50
20151202-0121269

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN S. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Swindle Properties, L.P.	Swindle Properties, L.P.	05311006000
(NAME)	(NAME)	
1725 S Mt. Juliet Road	1725 S Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James R. Kennedy, a single widower,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Swindle Properties, L.P., a Tennessee Limited Partnership,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7, Block C, on the plan of Subdivision Map 3 of the Life and Casualty Insurance Company Property at Old Hickory of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to W. S. Dobbs and wife, Marjorie Dobbs by deed from W. S. Dobbs, the only heir at law of Beulah B. Dobs and husband, G. A. Dobbs dated August 13, 1973, of record in Book 4851, page 129, Register's Office for Davidson County, Tennessee. Marjorie Dobbs having since died.
Being part of the same property conveyed to James R. Kennedy and Marjorie Carol Kennedy, as husband and wife, by Quitclaim Deed from W. S. Dobbs, unmarried, dated July 20, 2000, of record in Instr. No. 20000927-0095574, Register's Office for Davidson County, Tennessee. Marjorie Carol Kennedy having died on August 1, 2015, vesting property in James R. Kennedy as surviving spouse.

This conveyance is subject to 2015 taxes, paid, prorated and assumed by the Grantees; all matters on the plan of record. Subject to any easements located on the property. Subject to rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 101 Becker Avenue, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hands this 30th day of November, 2015.

James R. Kennedy

State of Tennessee
County of Williamson

Personally appeared before me James R. Kennedy, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2015-138