Davidson County DEEDWARR
Recvd: 12/16/15 13:39 3 pgs
Fees:18.00 Taxes:222.00
20151216-0126560

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Allie B. Dawsey 1230 Bell Grimes Lane Nashville, TN 37207	New Owner	041-07-0-025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kerry Kennedy and husband James Kennedy,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Allie B. Dawsey, married, Scott Kelley and wife, Isabelle Kelley,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being tract 6 of the R.R. Mincy Land, being a re-subdivision of part of Lot No. 3 of the K.J. Morris Lands, of record in Plat Book 57, Page 49, Register s Office for said County, and described according to an unrecorded survey prepared by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:
BEGINNING At a point, an iron stake in the northerly margin of Bell Grimes Lane, at the southwest corner of the property conveyed to W E. Batey and wife by deed from Henry T. Beasley, Jr. and wife, of record in Book 2904, Page 45, said Register s Office; thence with the margin of said Lane, north 86Â°04 west 65 feet to a point; thence in a northerly direction 202.35 feet to a point; thence south 83Â° 06 east 47.40 feet to an iron stake; thence south 1Â° 18 east 202.67 feet to the beginning.

Being the same property conveyed to KERRY KENNEDY, by deed from JAMEY LEE CHAFFIN, of record in Instrument No. 20140715-0062505, dated November 12, 2013, said Register's Office.

This property is improved property known as **1230 Bell Grimes Lane, Nashville, TN, 37207.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 57, Page 49, of record in the said Register's Office.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 8th day of December 2015.

Kerry Kennedy

James Kennedy

*** James Kennedy joins in this conveyance to convey any marital interest he may have on the property. ***

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kerry Kennedy and James Kennedy** 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 this the 8th day of December, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015114033

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

True Copy Certification

I, Jonathan Triston Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON