This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15721

BILL GARRETT, Davidson County
Trans:T20150110017 DEEDWARR
Recvd: 12/30/15 11:41 2 pgs
Fees:13.00 Taxes:703.00
20151230-0131074

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Suite 100
Goodlettsville, TN 37072

New Owner is:
Aaron Elliott
644 Harpeth Knoll Road
Nashville, TN 37221

MAP: 156-02-0

PARCEL: 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cora Ann Kennedy, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Aaron Elliott, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 644 Harpeth Knoll Road, Nashville, TN 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 246 on the plan of Harpeth Valley Park, Section III and Resubdivision of Lot 246, Harpeth Valley Park, Section 2, as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 246 fronts 78.3 feet on the easterly side of Harpeth Knoll Road and extends back 310.0 feet on the northerly line and 327.5 feet on the southerly line to a dead line which is a broken line and measures 126.3 feet thereon.

BEING the same property conveyed to Carl James Kennedy (now deceased) and wife, Cora Ann Kennedy, by Warranty Deed from Richard L. Stoller and wife, Audrey Stoller, dated 6/13/73 and recorded 6/27/73 in Book 4722, Page 965, Register's Office for Davidson County, Tennessee. The said Carl James Kennedy, also known as Carl James Kennedy Sr., having since died on September 17, 1990 according to Death Certificate issued September 18, 1990, and subject property having vested solely in Cora Ann Kennedy, as surviving tenant by the entirety.

Cathy CAD AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of November, 2015.

GRANTOR:

Cora A. Kennedy by Carl James Kennedy Jr. her attorney in fact

Cora Ann Kennedy by Carl James Kennedy Jr., her Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Carl James Kennedy Jr.,** with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Cora Ann Kennedy,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20151230-0131073, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of November, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of November, 2015.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY