WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160048527 DEEDWARR
Recvd: 06/08/16 14:20 2 pgs
Fees: 13.00 Taxes: 469.90

20160608-0058031

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-09-19

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew C. Marrotte	First Bank	150-07-O-3063.00
(NAME)	(NAME)	
2918 Woodymore Court	318 Seaboard Ln.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(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, **John S. Kennedy and Mini A. Kuruppassery, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew C. Marrotte and Courtney T. Marrotte, 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 all of Lot 15A, on the Plan of Zone Lot Division Lot 15, Woodymore Heights, Section Two, of record in Plat Book 7900, Page 341, amending Plat Book 5200, Page 645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John S. Kennedy and Mini Antony Kuruppassery, husband and wife by Warranty Deed from George Stan Carman, dated 07/25/2014 recorded 07/29/2014, of record in Instrument No. 20140729-0067427, in the 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 shown on the plat of record in Plat Book 7900, Page 341, amending Plat Book 5200, Page 645, Covenants, conditions, easements and restrictions of record in Book 6964, Page 617, Covenants, conditions, easements and restrictions of record in Book 6534, Page 872 and re recorded of record in Book 6536, Page 329, and Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5847, Page 503, in the Register's Office for Davidson County, Tennessee.

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 2918 Woodymore Court, Antioch, TN 37013
(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 25th day of May, 2016.

John S. Kennedy

Mini A. Kuruppassery

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 John S. Kennedy and Mini A. Kuruppassery, 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 25th day of May, 2016.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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