1/GSRM
Box 49

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16067920

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public
My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20160055496 DEEDWARR
Recvd: 06/29/16 13:31 2 pgs
Fees:13.00 Taxes:2608.50
20160629-0066422

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael James Connolly and Cara Crigler Connolly 200 Lynnwood Terrace Nashville TN 37205	Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467	Tax Parcel ID No. 116-07-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul H. Kennerley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael James Connolly and Cara Crigler Connolly, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 14 and the westerly one-half of a 30 foot court immediately in the rear of same, as shown on the map entitled Pendleton and Blair's Subdivision of Lynwood Park, of record in Plat Book 421, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 14 fronts 150 feet on the easterly side of Lynwood Terrace and together with part of said court, now closed, runs back between parallel lines 240 feet to the center of said court.

Being the same property conveyed to PAUL H. KENNERLEY, by deed from VIANDA HALE HILL and husband NICHOLAS HILL, of record in Book 8294, page 733 , dated February 15, 1991 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 116-07-0-028.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 45, said Register's Office.

Easement(s) of record in Book 806, page 76, said Register's Office.

This is improved property located at 200 Lynnwood Terrace Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2016.

Paul H. Kennerley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul H. Kennerley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018