This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20160075836 DEEDWARR
Recvd: 08/30/16 14:30 2 pgs
Fees:13.00 Taxes:475.45
20160830-0090927

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Richard L. Kennedy	SAME
2000 McKennell Dr.	
Nashville, TN 37206	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Sharon Kennedy, an unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Richard L. Kennedy** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 87, ROSEBANK PARK, as shown on plat of record in Plat Book 1835, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sharon Kennedy, An Unmarried Person by Warranty Deed from Martin R. Blanchet and Wife, Lola Blanchet, recorded on the 20th day of April, 2001 in Instrument No. 20010420-0039061, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #083-04-133.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of August, 2016.

GRANTOR:

Sharon Kennedy

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Teresa J. Smith, a Notary Public of the County and State first above written, personally appeared **Sharon Kennedy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2016.

Teresa J Smith
Notary Public
My Commission Expires: September 18, 2017

(SEAL) TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$128,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard L Kennedy
Affiant

Subscribed and sworn to before me this 25th day of August, 2016.

(SEAL) TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Teresa J Smith
Notary Public
My Commission Expires: 9-18-17