Davidson County DEEDWARR
Recvd: 09/02/16 10:05 2 pgs
Fees:13.00 Taxes:518.00
20160902-0092467

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2016, by and between Richard Kendall and Kathy M Kendall, and Ronnie Key , party of the first part, and Helena Hofma, and Corien Coster Mojaver, as tenants in common with full rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 82 on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, Page 67, Register's Office for said County.

SAID Lot No. 82 fronts 70 feet on the southerly side of Crystal Drive and extends back between parallel lines, 225 feet to a dead line.

Being all or part of the same property conveyed to Richard Kendall, Kathy Kendall and Ronnie L. Key by virtue of that certain Warranty Deed dated April 1, 2000, and being of record at Instrument No. 200004130037572 and re-recorded at Instrument No. 20000517-00049467 in the Register's Office of Davidson County, Tennessee. Ronnie L. Key and Ronnie Key being one and the same person.
**Sellers warrant that this property has never been used as their primary residence and has been used for investement purposes only. **

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2331, Page 67 and Book 2442, Page 464 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard Kendall
Richard Kendall

Kathy M. Kendall
Kathy M Kendall

Ronnie Key
Ronnie Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard Kendall, Ronnie Key, and Kathy M Kendall, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MELANIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Property Owner & Address: Helena Hofma
2120 Lebanon Pike, Unit 53
Nashville, TN 37210

Tax Parcel No 09514004200

Property Address: 2127 Crystal Dr.
Nashville, TN 37210

MAIL TAX BILLS TO: owners at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-19