Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
BMTE FILE 15269

BILL GARRETT, Davidson County
Trans:T20160078498 DEEDWARR
Recvd: 09/07/16 15:29 3 pgs
Fees:18.00 Taxes:94.35
20160907-0094277

26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
W. Mike Kennedy & Nancy C. Kennedy	New Owners	05100007500
P.O. Box 589		
Hendersonville, TN 37077		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

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 are hereby acknowledged, John Murray Lynch, Jr., Carol Marie Lynch Moss and Patricia Ann Neeley Lynch (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto W. Mike Kennedy and Nancy C. Kennedy, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the Leroy Walter's most southwesterly corner at George Phillips Line, running thence in an easterly direction 76 feet, more or less, to a point; thence at right angles and in a northerly direction 110 feet, more or less to a point; thence in a an easterly direction 180 feet, more or less, to the westerly line of James Love's tract; thence in a northerly direction and with the westerly line James love's tract 202 feet, more or less, to a point; thence at right angles and in a westerly direction 256 feet, more or less, to Harlins line; thence in a southerly direction and with the line of Harlin's tract 312 feet, more or less, to the point of beginning, containing 1.38 acres be the same more or less.

Being the same property conveyed to John M. Lynch by deed from Raymond L. Barrett, Clerk and Master of Chancery Court for Davidson County, Tennessee of record in Book 4561, page 436, said Register's Office for Davidson County, Tennessee. John M. Lynch died on March 22, 1973 and upon his death title was vested in Margueritte Deaderick Lynch, his wife, John Murray Lynch, Jr., son James N. Lynch, son and Carol Marie Lynch Moss, daughter. Margueritte Deaderick Lynch has since died on November 16, 1998 and upon her death title was vested in John Murray Lynch, Jr., son James N. Lynch, son and Carol Marie Lynch Moss, daughter. James N. Lynch, son died on November 30, 2009 and upon his death, his interest in title was vested in Patricia Ann Neeley Lynch as the sole surviving tenant by the entirety per his Last Will and Testament filed in the Probate Division, of the Seventh Circuit Court of Davidson County Tennessee, Probate 10P55.

Two Affidavits of Heirship are being recorded simultaneously herewith. 20160907-0094275 20160907-0094276

This is unimproved real property located on 0 Cheron Road, Nashville, TN 37115.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $25,500.00.)
( )
( )
(Subscribed and sworn to before me)
(this 2nd day of September, 2016.)
( )
(My Commission Expires:)

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

John Murray Lynch, Jr.

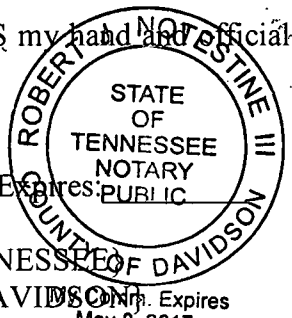
Carol Marie Lynch Moss

Patricia Ann Neeley Lynch

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John Murray Lynch, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2nd day of September, 2016.

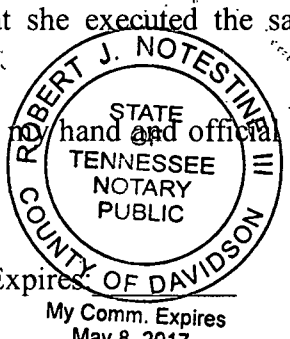


My Commission Expires: _____ Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Carol Marie Lynch Moss with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of September, 2016.

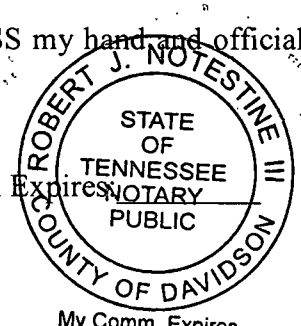


My Commission Expires: _____ Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patricia Ann Neeley Lynch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of September, 2016.



My Commission Expires: _____ Notary Public