# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-20-18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160081807 DEEDWARR
Recvd: 09/19/16 10:53 2 pgs
Fees: 13.00 Taxes: 2590.00
20160919-0098099

ANNEMARIE CANN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| M D Properties, LLC | New Owner | |
| (NAME) 9505 Elmbrooke Boulevard | (NAME) | 104-16 376 |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES P. KENNEDY AND PATRICIA PRINCE KENNEDY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M D PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND 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 the southerly 50 feet of Lot No. 120 on the plan of Belmont Land Co.'s Plan, of record in Book 421, Page 34, Register's Office for said County.**

**Said part of Lot No. 120 fronts 50 feet on the northeasterly margin of Belmont Boulevard and extends back 170 feet on the northwesterly line and 180 feet on the southeasterly line to an alley in the rear, measuring 79 feet thereon.**

**Being the same property conveyed to James P. Kennedy and Patricia Prince Kennedy, husband and wife by deed from Terri D. Collins and Kimberly A. Marks, joint tenants with right of survivorship, both single women, dated May 17, 1985, of record in Book 6562, Page 114, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to 2016 real property taxes; and all matters appearing of record in Book 421, Page 34, said Register's Office.**

This is improved x property, known as 2308 Belmont Boulevard, Nashville, TN 37212
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand this 15th day of September, 2016

JAMES P. KENNEDY

PATRICIA PRINCE KENNEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Kennedy and Patricia Prince Kennedy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019