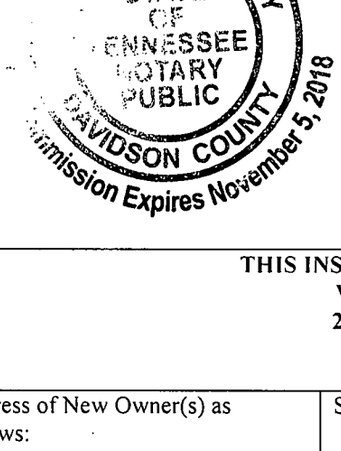
BILL GARRETT, Davidson County
Trans:T20160086351 DEEDWARR
Recvd: 09/30/16 15:29 2 pgs
Fees:13.00 Taxes:1887.00
20160930-0103546

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2016.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Kendrick Sheila Kendrick	Landmark Community Bank	
1722B 7th Avenue North	1015 W. Poplar Avenue	081-08-4O-002.00-CO
Nashville, TN 37208	Collierville, TN 38017	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KENDRICK AND SHEILA KENDRICK, HUSBAND AND WIFE AND MARY MARGARET HAMLETT, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit B, Kendrick Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Kendrick Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150320-0024174, as amended in Instrument Number 20150629-0062566, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Philip W. Kendrick and wife, Karen G. Kendrick by Warranty deed from Thomas J. Caruthers, Sr. and wife, Shirley O. Caruthers of record in Instrument No. 20140902-0079751 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on September 02, 2014.

Being a part of the same property conveyed to The Kendrick Group, LLC by Quitclaim deed from Philip W. Kendrick and wife, Karen G. Kendrick of record in Instrument No. 20150601-0050685, as corrected by Scrivener's Affidavit of record in Instrument No. 20150925-0097793 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 1, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1722B 7th Avenue North, Nashville, TN 37208.

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, unless otherwise herein set out; 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2016.

The Kendrick Group, LLC, a Tennessee Limited Liability Company

Philip W. Kendrick, Member

Karen G. Kendrick, Member

Mary Margaret Hamlett, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip W. Kendrick, Karen G. Kendrick and Mary Margaret Hamlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Members of The Kendrick Group, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017