NEW OWNER:
KYLE KENNEDY
240 WINDMILL TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
FRANKLIN SYNERGY BANK
722 COLUMBIA AVENUE
FRANKLIN, TN 37064

Map & Parcel
086120A09700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 16-1375

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160093010 DEEDWARR
Recvd: 10/21/16 09:14 3 pgs
Fees:18.00 Taxes:1047.09
20161021-0111249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Two Thousand Nine Hundred Ninety-Seven and 00/100 Dollars ($282,997.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WRIGHT FARMS, L.L.C.,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KYLE KENNEDY, a single man, and LIEREN BODIFORD, a single woman, and PHILLIP D. BODIFORD, a married man, as tenants in common with right of survivorship** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 97, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wright Farms, L.L.C., a Tennessee limited liability company by Quitclaim Deed from Universal Builders, LLC, a Tennessee limited liability company, dated October 1, 2015, and of record in Instrument No. 20151002-0100425, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company by Warranty Deed from EARHEART REALTY & CONSTRUCTION CO., INC., a Tennessee corporation, dated June 29, 2004, and of record in Instrument No. 20040630-0077759, Register's

Office for Davidson County, Tennessee. For further reference to title, see Scrivener's Affidavit, of record in Instrument No. 20120416-0032112, in said Register's Office. Also being a portion of the same property conveyed to Universal Builders, LLC, a Tennessee limited liability company by Deed from Beazer Homes Corporation, dated August 8, 2002, and of record in Instrument No. 20020813-0097714, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **240 WINDMILL TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20140328-0025675, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of October, 2016.

WRIGHT FARMS, L.L.C.

By: _____
GREGORY S. GILL
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GREGORY S. GILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SPECIAL MEMBER** of **WRIGHT FARMS, L.L.C.**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 19th day of October, 2016.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$282,997.00.**

AFFIANT

Sworn to and subscribed to before me this 19th day of October, 2016.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____