BILL GARRETT, Davidson County
Trans:T20160095379 DEEDWARR
Recvd: 10/28/16 10:51 2 pgs
Fees:13.00 Taxes:606.80
20161028-0114011

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $164,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2016.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

17-1609-172384

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
The Kendrick Group, LLC	The Kendrick Group, LLC	018-08-0-102.00
1830 9th Avenue North	8109 Hilldale Drive	
Nashville TN 37208	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amy L. Tate, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **The Kendrick Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their 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 Lot No. 373, on the Plan of North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy L. Tate, married by deed from Terry Holleman and J.C. Kyle, dated October 28, 2013, recorded October 30, 2013, of record in Instrument No. 20131030-0112621, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1830 9th 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of October, 2016.

Amy L. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amy L. Tate** and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 24th day of October, 2016.

State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD