WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165663

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165663

BILL GARRETT, Davidson County
Trans:T20160109343 DEEDWARR
Recvd: 12/13/16 10:57 2 pgs
Fees:13.00 Taxes:814.00
20161213-0130536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 12TH day of DECEMBER, 2016.

X _____
Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Freeman 7277 Charlotte Pike, Unit 257 Nashville, TN 37209	Union Home Mortgage Corp. 8241 Dow Circle W Strongsville, OH 44136	114-8-C-69.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brett M. Kenney and Morgan Kenney, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brandon Freeman, single man**, hereinafter called the Grantees, 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 66 on the Plan of West Park, Phase 2, as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Brett M. Kenney, a single man by Warranty Deed from William M. Grady and wife, Amanda R. Grady, dated October 12, 2011, recorded October 13, 2011, of record in Instrument No. 20111013-0079776, Register's Office for Davidson County, Tennessee.

Morgan Kenney joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **7277 Charlotte Pike, Unit 257, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable, but not yet delinquent. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

X MK X BK

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12TH** day of **DECEMBER, 2016**.

X _____
Brett M. Kenney

X _____
Morgan Kenney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brett M. Kenney and Morgan Kenney**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **12TH** day of **DECEMBER, 2016**.

X _____
Notary Public
My Commission expires: 2/25/20

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017