Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1445

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew D. Fitch and Diana C. Fitch, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett Kenney and Morgan Kenney, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 190 on the plan of Traceside, Section Seven as shown in plat of record in Plan Book 9700, page 423, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Fitch and Diana C. Fitch, husband and wife, by deed from Gerald E. Buller and wife, Elise M. Buller, dated June 3, 2014, of record in Instrument No. 20140604-0048302, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 309 Hollybrook Crescent Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of December, 2016.

Matthew D. Fitch

Diana C. Fitch

BILL GARRETT, Davidson County
Trans:T20160109354 DEEDWARR
Recvd: 12/13/16 11:04 2 pgs
Fees:13.00 Taxes:1478.15
20161213-0130545

State of Tennessee)
County of Davidson)

On this 12th day of December, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew D. Fitch and Diana C. Fitch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 399,500.00.

Affiant

Sworn and subscribed before me on this the 12th day of December, 2016.

Notary Public

My Commission Expires: 2/25/20

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brett Kenney	Union Home Mortgage	155-16-0A-175.00
309 Hollybrook Crescent Drive	8421 Dow Circle W	
Nashville, TN 37221	Strongsville, OH 44136	