Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00 Elizabeth H. Willey Affiant Subscribed and sworn to before me, this 9 day of December, 2016. Emily Betts Notary Public My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20160109752 DEEDWARR
Recvd: 12/14/16 10:11 3 pgs
Fees:18.00 Taxes:444.00
20161214-0130991

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Connor Kennedy	**New Owner**	**Map/Parcel: 161-11-0-006.00**
582 Huntington Parkway		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John R. Chastain, Kenneth W. Chastain, James M. Chastain, the legal heirs of Juanita T. Chastain, and Rita Billings f/k/a Rita Faye Chastain, the legal heir of Richard Hall Chastain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connor Kennedy

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 Lot No. 280 on the Plan of Huntington Park, Section Three, as of record in Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to Wilbur H. Chastain and wife, Juanita T. Chastain, by Warranty Deed, from Walter R. Woods and wife, Karen M. Woods, dated July 17, 1987, of record in Book 7300, Page 538, Register's Office for Davidson County, Tennessee. Wilbur H. Chastain died on May 21, 2004, and Juanita T. Chastain died on October 19, 2006. The Last Will and Testament of Juanita T. Chastain was admitted to probate in Davidson County, Tennessee, Case No. 06P-1925. Juanita Hall Chastain was survived by her children, James M. Chastain, Kenneth Wayne Chastain, John R. Chastain and Richard Hall Chastain, to whom she bequeathed in equal shares the residue of her estate. Richard Hall Chastain died on April 29, 2007, in Abilene, Taylor County, Texas and his Last Will and Testament was probated in the County Court of Taylor County, Texas, Case No. 26096. Richard Hall Chastain was survived by his children, Carola Muir Martin and John Carleton Chastain, and his spouse, Rita Faye Chastain, now known as Rita Billings. Richard Hall Chastain bequeathed the residue of his estate to his surviving spouse, Rita Faye Chastain, now known as Rita Billings. An Affidavit of Heirship, with a copy of the Last Will and Testament of Richard Hall Chastain attached to it as Exhibit A is recorded in Instrument No. 20161214-0130989, Register's Office for Davidson County, Tennessee. A Quitclaim Deed is recorded in Instrument No. 20161214-0130990, whereby the heirs at law of Richard Hall Chastain conveyed their interest in this property to Rita Billings, formerly known as Rita Faye Chastain.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4577, Page 789, Register's Office for Davidson County, Tennessee.

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 inherited property and has never been the marital residence for any of the Grantors.

This is improved (__X__) unimproved (____) property known as 582 Huntington Parkway, 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 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. 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/our hand(s) this 9 day of December, 2016.

John R. Chastain

Kenneth W. Chastain

James M. Chastain

Rita Billings f/k/a Rita Faye Chastain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, John R. Chastain, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of December, 2016.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kenneth W. Chastain, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2016.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James M. Chastain, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of December, 2016.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TEXAS
COUNTY OF Taylor

Personally appeared before me, a Notary Public of said County and State, Rita Billings fka Rita Fay Chastain, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of December, 2016.

Notary Public

My Commission Expires: 10/14/2018

File #: **160722SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027