BILL GARRETT, Davidson County
Trans:T20170003721 DEEDWARR
Recvd: 01/13/17 11:40 3 pgs
Fees:18.00 Taxes:555.00
20170113-0004253

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
W. Michael Kennedy and Nancy C. Kennedy P.O. Box 589 Hendersonville, TN 37077	New Owner	Map 051-00-0 Parcel 76.00 268

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

WARRANTY D E E D

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Cooper Tippens ("The Grantor") has bargained and sold and by these presents do transfer and convey unto W. Michael Kennedy and wife Nancy C. Kennedy, (collectively"The Grantees") their heirs and/or assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being a lot of land in Davidson County, Tennessee, in the settlement called Briarsville, near Walton Road, fronting 55 feet on the south side of the public road which runs east and west just north of the colored Baptist Church in Briarsville, and running back southwardly between parallel lines 165 feet to a line, the west line of this lot being the easterly line of the five acre tract now belonging in equal shares to said Beatrice Chairs and Noah W. Cooper by deed of record in the Register's Office of Davidson County, Tennessee on which lot now stands the house or building where the said Royal Sons and Daughters of the Temple have been meeting many years; and we, the Royal Sons and Daughters of the Temple have fully authorized our president Insius Shields, and our Secretary Miss Gladys Bates, to convey to said Chairs and Cooper the lot that was deeded to the Regal Sons and Daughters of the Temple August 13, 1887 by deed from Wm. Porter, and others as of record in Book 121, page 224, of the Register's Office for Davidson County, Tennessee. In said deed our organization was thorough mistake called or named Regal Sons and Daughters of the Temple; when it was and should have been stated as Royal Sons and Daughters of the Temple. And we now correct this error. And we, said Insius Shields as president and Miss Gladys Bates as Secretary of said Royal Sons and Daughters of the Temple, a chartered benevolent organization, having been so authorized so to do by the said Sons and Daughters of the Temple do hereby convey absolutely to said Beatrice Chairs and Noah W. Cooper in equal shares said lot, fronting 56 feet on the south line of said five acre tract at its southeast corner and running back northwardly between parallel lines 165 feet; the easterly line of this lot being the easterly line of said five acre tract out of which this lot was cut by said

deed of record in Book 121, page 224. To all do this to correct an innocent mistake and to do right by each other. This February 15, 1949.

Being the same property conveyed to Noah W. Cooper by Deed from Beatrice Chairs of record in Book 2091, page 507, said Register's Office for Davidson County, Tennessee.

Noah W. Cooper died on October 3, 1957. Upon his death , he devised the above described property by his Last Will and Testament filed in Will Book 70, page 150, Probate Court for Davidson County, Tennessee to his grandchild, Stephen Cooper Tippens and sister, Mary Michael Tippens Welch. Mary Michael Tippens Welch has since died on October 23, 2007 and her sole heir at law was her granddaughter Cheraye Welch. Her only child preceded her in death and she was divested of title at the time of death.

Also being the same property conveyed to Stephen Cooper Tippens by QuitClaim Deed by Cheraye Welch, the sole heir at law of Mary Michael Tippens Welch of record in Instrument 20170113. 0004250 of Registers Office of Davidson County Tennessee.

This is improved real property commonly known as 617 Cheron Road, Nashville, TN 37115.

This conveyance is subject to the following:

1. Taxes for the year 2017 and subsequent years.
2. All matters shown in the deed of record in Book 1641, Page 235 of Book 1711 of Page 234, Register's Office of Davidson County Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $150,000.00
(
(
(
(Subscribed and sworn to before me
(this 12 day of January, 2017
(
(
(
(My Commission Expires:
(

H. Michael Kennedy
Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

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/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 12th day of January, 2017.

Stephen Cooper Tippens

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Stephen Cooper Tippens whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 12th day of January, 2017.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2013

STATE OF TENNESSEE}