Return TO:
This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16903

BILL GARRETT, Davidson County
Trans: T20170008004 DEEDWARR
Recvd: 01/27/17 11:01 2 pgs
Fees: 13.00 Taxes: 1147.00
20170127-0009038

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Brett C. Kenney
954 Percy Warner Blvd.
Nashville, TN 37205

MAP: 129-12-0

PARCEL: 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nancy Elliott Lee, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brett C. Kenney and Andrea Kenney, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 954 Percy Warner Blvd., Nashville, TN 37205

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 80, Section 1, Warner Park Valley, as shown on plat of record in Plat Book 3600, Pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Nancy Elliott Lee by Warranty Deed from Catherine L. Grice, unmarried, dated 9/11/12 and recorded 9/13/12 in Instrument No. 20120913-0083278, Register's Office for Davidson County, Tennessee.

NEL by GRL iaf
Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of January, 2017.

GRANTOR:
Nancy Elliott Lee by George Rozier Lee, III her attorney in Fact
Nancy Elliott Lee by George Rozier Lee, III, her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **George Rozier Lee, III**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Nancy Elliott Lee,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20170127-0009037, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 24th day of January, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of January, 2017.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

My commission expires:_____