(1)

WARRANTY DEED

File #2017010772

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

BILL GARRETT, Davidson County
Trans:T20170012004 DEEDWARR
Recvd: 02/09/17 10:44 2 pgs
Fees:13.00 Taxes:606.80
20170209-0013653

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Connor Kennedy	new owner	16111007000
(NAME)	(NAME)	
5715 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Pamela Joyce Paxton f/k/a Pamela Joyce Picard, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connor Kennedy, unmarried 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:

Being Lot No. 378, on the plan of Section Three Huntington Park, as the same appears of record in Book 4460, Page 68, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Pamela Joyce Picard by deed from Fred H Woods and wife, Linda Woods, dated 06/10/1981, of record in Book 5756, Page 469, said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Book 4460, Page 68, said Register's Office.; Subject to 75 foot TVA Right of Way along rear portion of said lot.; Restrictive Covenants as of record in Book 4577, Page 789, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **585 Huntington Parkway, Nashville,TN,37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 6th day of February, 2017.

Pamela Joyce Paxton f/k/a Pamela Joyce Picard

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Pamela Joyce Paxton f/k/a Pamela Joyce Picard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) ~~and~~ who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of February, 2017.

Commission expires:

8/18/18

Vanessa E. Allen
Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128