WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014946 DEEDWARR
Recvd: 02/21/17 09:40 2 pgs
Fees:13.00 Taxes:2183.00
20170221-0017007

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Brett Woodruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brett Woodruff	NEW OWNER	118020K00200CO
(NAME)	(NAME)	
2505 B Vaulx Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Michael Kenner, a single man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett Woodruff,** unmarried, 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 UNIT B AS SHOWN ON EXHIBIT C ATTACHED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 2505 VAULX TOWN HOMES, OF RECORD IN INSTRUMENT NO. 20121128-0109013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A "UNIT" AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT C TO SAID DECLARATION IS THE SAME AS A "TOWN HOUSE" AS DEFINED IN THE DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL KENNER BY WARRANTY DEED FROM HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, DATED OCTOBER 15, 2013, OF RECORD IN INSTRUMENT NO. 20131015-0107846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2505 B VAULX LANE, NASHVILLE, TENNESSEE 37204.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2505 B Vaulx Lane Nashville TN 37204
(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 02/17/17.

Michael Kenner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Michael Kenner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 02/17/17.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10, 2018