WARRANTY DEED
BILL GARRETT, Davidson County
Trans:T20170015912 DEEDWARR
Recvd: 02/23/17 09:29 2 pgs
Fees:13.00 Taxes:950.90
20170223-0018074

B-KW-17-7277-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradford T. Chamberlain	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**114-08-0C-126.00-CO**
7277 Charlotte Pike #353	**Trailing Docs**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT KENNEDY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADFORD T. CHAMBERLAIN AND LAURA SANDTNER, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 122 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the declaration of Covenants, Conditions, restrictions and By-Laws for West Park Homeowners Association Inc. of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee and also amended in Instrument Number 20060202-0013378 and as further set out on a Plan of West Park Place Phase 3 of record as Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brett Kennedy, unmarried by Warranty deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument No. 20061215-0154731 Register's Office for Davidson County, Tennessee, dated December 08, 2006 and recorded on December 15, 2006. Brett Kennedy, having since married. His spouse, Emili Amanda Kennedy joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plat of record as Instrument Number 20041112-0136248, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of West Park, Phase 3, of record in Instrument Number 20060202-0012968, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Boundary Plan of West Park of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.
- An Overhand Easement for electric power lines and incidental use over a portion of the property granted the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Numbers 20030530-0073233 and 20051123-0141922, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20061215-0154731 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike #353, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 20th day of February, 2017.

BRETT KENNEDY

EMILI AMANDA KENNEDY

STATE OF TENNESSEEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRETT KENNEDY AND EMILI AMANDA KENNEDY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2017.

Notary Public

My Commission Expires:

(SEAL)

