BILL GARRETT, Davidson County
Trans:T20170020484 DEEDWARR
Recvd: 03/09/17 13:22 2 pgs
Fees:13.00 Taxes:1187.70
20170309-0023509

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
The Lenard Revocable Living Trust
9513 Inavale Drive
Brentwood, TN 37027

**MORTGAGEE**

**SEND TAX BILLS**
OWNER

**MAP-PARCEL:**
MAP 075
PARCEL 017.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John B. Stark and wife, Marilyn Stark and David R. Kennedy and wife, Deborah L. Kennedy,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Lenard Revocable Living Trust,** 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:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Liberty Place, as of record in Instrument No. 200006280064296, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to David R. Kennedy and wife, Deborah L. Kennedy by deed from John B. Stark and wife, Marilyn Stark, dated June 26, 1996, of record in Book 10100, Page 630, and being the same property conveyed to John B. Stark and wife, Marilyn Stark by deed from David R. Kennedy and wife, Deborah L. Kennedy, dated June 26, 1996, of record in Book 10100, Page 632, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11451, Page 991; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 200006280064296, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **4150 Lebanon Road Hermitage, TN 37076.**

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 8th day of March, 2017.

John B. Stark

Marilyn Stark

David R. Kennedy

Deborah L. Kennedy

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John B. Stark and wife, Marilyn Stark and David R. Kennedy and wife, Deborah L. Kennedy, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2017.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $321,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of March, 2017.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017