PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170024344 DEEDWARR
Recvd: 03/22/17 13:33 2 pgs
Fees:13.00 Taxes:666.00
20170322-0028052

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, James L. Kenner and Bertha S. Kenner, has this day bargained and sold and does hereby transfer and convey unto Chandra D. Kenner, unmarried woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly 50 feet of the easterly one-half of Lot No. 14 on the Plan of Horton Property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, described according to a survey made by Blanchard & Parrish, Engineers, March 29, 1939, as follows:

Beginning at an iron pin 309 feet from the north margin of Wedgewood Avenue and Martin Street, running thence easterly 155.5 feet to an iron pin; thence northerly 50 feet to an iron pin; thence westerly 155.5 feet to another pin in the easterly margin of Martin Street; thence southerly with the easterly margin of Martin Street 50 feet to an iron pin, the point of beginning.

BEING the same property conveyed to James L. Kenner and wife Bertha S. Kenner, by deed from W.K. Gardner and wife, Pattygale Gardner of record in Book 5065, Page 314, Register's Office for Davidson County, Tennessee.

This is improved property known as 1806 Martin Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Chandra D. Kenner, her heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 17th day of March, 2017.

James L. Kenner

Bertha S. Kenner

Bertha S. Kenner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared James L. Kenner and Bertha S. Kenner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of March, 2017.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of March, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 105-11-0-112.00

Name and address of new owner:
Send tax bills to:
Chandra D. Kenner
1806 Martin Street
Nashville, TN 37203