PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58853
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Corey Toy Ann Toy 6244 Rivervalley Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 126160A27600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Darrin Kenney and Loulie Kenney, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Corey Toy and Ann Toy, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Riverwalk, Phase 2A, Section 2, of record in Inst. No. 20031014-0151984, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John Darrin Kenney and wife, Loulie Kenney, by Warranty Deed from Hallum Company Builders, Inc. dated July 29, 2005 and recorded on August 2, 2005, of record in Inst. No. 20050802-0090374, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst No. 20031014-0151984, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20011105-0121083, Inst. No. 20020424-0050565, Inst. No. 20040430-0049313, Inst. No. 20040506-0051985, Inst. No. 20061214-0154502, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement to U. S. Sprint Communications Company of record in Inst. No. 20140114-0003778, said Register's Office; Landscape Agreement of record in Inst. No. 20010919-0101280, said Register's Office.

This is improved property, known as 6244 Rivervalley Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

BILL GARRETT, Davidson County
Trans:T20170032581 DEEDWARR
Recvd: 04/18/17 14:18 2 pgs
Fees:13.00 Taxes:1036.00
20170418-0037907

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13 day of April, 2017.

John Darrin Kenney

Loulie Kenney

State of PA

County of Philadelphia

On this 13th day of April, 2017, before me the undersigned authority, personally appeared John Darrin Kenney and Loulie Kenney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 11/03/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KEVIN T DUNN
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Nov 3, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 14 day of April, 2017.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018