Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0330-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

BILL GARRETT, Davidson County
Trans:T20170047893 DEEDWARR
Recvd: 06/06/17 09:53 2 pgs
Fees:13.00 Taxes:1261.70
20170606-0056344

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2017

Notary Public
My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	
Rick Kennedy 3448 Turfway Lane Antioch, TN 37013	New Owner	Map/parcel: 173-10-0[illegible] 147.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Daniel L. Jones and Monica C. Jones, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rick Kennedy~~, a married man~~ and Lisa Kennedy, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

BEING Lot No. 125, Phase 2, Section 3, Barnes Bend Estates, of record in Instrument No. 20140225-0016132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Daniel L. Jones and Monica C. Jones, husband and wife, by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated 12/30/14 and recorded 12/31/14 in Instrument No. 20141231-0119426, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3448 Turfway Lane Antioch, TN, 37013

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of June, 2017

Daniel L. Jones

Monica C. Jones

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Daniel L. Jones and Monica C. Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2017

Notary Public

My Commission Expires: 2.20.18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY