AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178948

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057144 DEEDWARR
Recvd: 07/05/17 11:20 2 pgs
Fees:13.00 Taxes:373.70
20170705-0067340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Kittrell and Rebecca Kittrell 103 Becker Ave Old Hickory, TN 37138	Same address as new owner	053 11 0 059.00

FOR AND IN CONSIDERATION of the sum of One Hundred One Thousand and 00/100 Dollars ($101,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES W. KENNEDY, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANNY KITTRELL AND REBECCA KITTRELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 8 in Block C on map entitled, Subdivision Map 3 of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, of record in Book 974, page 11 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Kennedy, by Quitclaim Deed from James R. Kennedy, dated 1/12/2016, recorded 1/25/2016, of record in Instrument #20160125-0006661, in the Register's Office for Davidson County, Tennessee. Being part of the same property previously conveyed to James R. Kennedy and wife, Marjorie Carol Kennedy by deed from W.S. Dobbs, unmarried, dated 7/20/2000 of record in Instrument #20000927-0095574, said Register's Office. The said Marjorie Carol Kennedy having since died on 8/1/2015 leaving property vested to James R. Kennedy as surviving tenant by the entirety.

The address of the herein described property is believed to be 103 Becker Avenue, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of May, 2017.

JAMES W. KENNEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James W. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of May, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 7-24-2017