WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170058666 DEEDWARR
Recvd: 07/10/17 12:41 2 pgs
Fees: 13.00 Taxes: 1665.00
20170710-0069084

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/[illegible]
(AFFIX SEAL)

WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John P. Kenney and Ying P. Kenney	SAME	114 07 0 018.00
(NAME)	(NAME)	
7529 Oak Haven Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John H. Moore and wife, June K. Moore**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John P. Kenney and Ying P. Kenney, husband and wife**, 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. 18 on the Plan of Oakhaven Subdivision, Section 4, as of record in Plat Book 9700, Page 951, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John H. Moore and wife, June K. Moore by Warranty Deed from James R. Veatch and wife, Justine P. Honeyman and Theodora Chalecky, unmarried dated July 27, 2004 and recorded July 27, 2004 as Instrument No. 200407270089747, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plan of record at Plat Book 9700, page 951, in the Register's Office for Davidson County, Tennesee; (b) all matters in the Declaration of Covenants, Conditions and Restrictions of record at Book 10353, page 676, in said register's office; and (c) the 2017 Davidson County property taxes, not yet due or payable, and those of future years.

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unimproved ☐
This is improved ☒ property, known as 7529 Oak Haven Trace, Nashville, TN 37209

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, has 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 30th day of June, 2017.

John H. Moore

John H. Moore

June K. Moore

June K. Moore

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John H. Moore and June K. Moore, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Michelle Driver

Notary Public

My Commission Expires: 12-01-2020

(SEAL)



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