...Title, Inc
...Suite 203-A
...Nash...

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067377 DEEDWARR
Recvd: 08/04/17 10:59 2 pgs
Fees:13.00 Taxes:4995.00

20170804-0079832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,350,000.00~~ $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jennings	Same as new owner	131-15-0-010.00
(NAME)	(NAME)	
4627 Belmont Park Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, JAMES F. KERRIGAN, TRUSTEE OF THE JAMES F. KERRIGAN TRUST U/A/D 2/14/10 AND DIANA L. KERRIGAN, TRUSTEE OF THE DIANA L. KERRIGAN TRUST U/A/D 2/14/10, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY JENNINGS AND DAVID FELIPE, WIFE AND HUSBAND, 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(s) 5, as shown on the map entitled the Plan of Harpeth Acres, Section Five, of record in Plat Book 2330, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to in JAMES F. KERRIGAN TRUST U/A/D 2/14/10 AND DIANA L. KERRIGAN TRUST U/A/D 2/14/10, by deed from DAVID E. GAMBLE, II AND WIFE, BRIGETTE M. GAMBLE, of record in Instrument No. 20150713-0067700, dated July 9, 2015, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Harpeth Acres, Section Five, of record in Plat Book 2330, page 73; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4627 Belmont Park Terrace, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 28th day of July, 2017.

James F. Kerrigan, Trustee of the James F. Kerrigan Trust u/a/d 2/14/10

Diana L. Kerrigan, Trustee of the Diana L. Kerrigan Trust u/a/d 2/14/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James F. Kerrigan, Trustee of the James F. Kerrigan Trust u/a/d 2/14/10 and Diana L. Kerrigan, Trustee of the Diana L. Kerrigan Trust u/a/d 2/14/10, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 28th day of July, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18