Davidson County DEEDWARR
Recvd: 08/14/17 10:10 2 pgs
Fees:13.00 Taxes:925.00
20170814-0082988

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of August, 2017, by and between Michelle Bryant and Otis Lewis, party of the first part, and Patrice A Kennedy, , party of the second part. a married woman

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 31 on the Plan of Gold Key Subdivision, Section III, as of record in Book 6250, Page 595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Previously conveyed to Patricia A. Lewis by virtue of that certain Warranty Deed dated April 20, 1988, and being of record at Book 7525, Page 255 in the Register's Office of Davidson County, Tennessee. Patricia A Lewis died intestate on March 26, 2016.

Patricia A. Lewis died leaving three children Michael Bryant, Patrice Kennedy and Otis Lewis per Affidavits of Heirship of record at Instrument Nos. 20170802-0078936 and 20170802-0078937 in said Register's Office, Tennessee.

Michael Bryant conveyed his interest to Michelle Bryant by Quit Claim deed of record at Instrument No. 20170802-0078938 in said Register's Office, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in Plat Book 6250, Page 595 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michelle Bryant

Otis Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michelle Bryant and Otis Lewis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of August, 2017.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Patrice A Kennedy 4305 Princess Lane, Nashville, TN 37218
Tax Parcel No	05814013300
Property Address:	4305 Princess Lane Nashville, TN 37218
MAIL TAX BILLS TO:	owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $250,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Patrice A Kennedy
AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019