Davidson County DEEDWARR
Recvd: 09/05/17 12:48 3 pgs
Fees:18.00 Taxes:1701.63
20170905-0091081

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712792**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $459,900.00 Affiant Subscribed and sworn to before me, this 31st day of August, 2017. Notary Public My Commission Expires: DEC 27 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Kellyn Harman and Cory Johnson 773 Brook Hollow Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-15-0-104.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel C. Kennedy and Martha F. Kennedy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kellyn Harman and Cory Johnson, wife and husband** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Brooke Meade, Section II of record in Plat Book 2133, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 122 fronts 120 feet on the westerly side of Brook Hollow Road and runs back between lines 344 feet on the northerly line and 428 feet on the southerly line to a broken line in the rear on which it measures 168 feet.

Being the same property conveyed to Daniel C. Kennedy and Martha F. Kennedy, husband and wife by Warranty deed from William Polston and Tara Polston, husband and wife of record in Instrument No. 20120309-0020850 Register's Office for Davidson County, Tennessee, dated March 5, 2012 and recorded on March 9, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 76, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2204, Page 349, as amended in Book 2881, Page 323, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedicated of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5151, Page 268, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 773 Brook Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2017.

Daniel C. Kennedy

Martha F. Kennedy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel C. Kennedy and Martha F. Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/24

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KEMBERLY POWELL, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)