WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-US-17-2624-T

(AFFIX

Bill Garrett Davidson County
Batch# 304 DEEDWARR
09/12/2017 09:50:54 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20170912-0093190

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey A. Kennard	**US Bank Home Mortgage**	
(NAME)	(NAME)	**135-16-0A-083.00-CO**
2624 Somerset Drive	**9321 Olive Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**St. Louis, MO 63132**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA B. PETERS, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY A. KENNARD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 113 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Page (s)186 through 189, inclusive, 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. 113 fronts 98.30 feet on the Easterly margin of Somerset Drive and extends back 222.10 feet on the Northerly line and 239.50 feet on the Southerly line to a dead line in the rear measuring 42.97 feet thereon.

Being the same property conveyed to Mark A. Ellmore Trustee by Quitclaim Deed from Robert E. Peters of record in Book 9241, page 88, Register's Office for Williamson County, Tennessee, dated January 24, 1994 and recorded on February 03, 1994 and within the same deed the said Mark A. Ellmore, Trustee conveyed his interest in the subject property to Robert E. Peters and wife, Rebecca B. Peters.
The said Robert E. Peters having since died on August 1, 2012 leaving Rebecca B. Peters as the surviving tenant by the entirety.

**Power of Attorney authorizing Bradford P. Kennard to sign on behalf of Rebecca B. Peters is of record in Instrument No. 20170711-0069784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• 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 5200, Page (s) 186 through 189, inclusive, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Nashboro Villages of record in Book 4827, Page 14, Book 5465, Page 561, Book 5588, Page 429 and Book 7751, Page 907 and Instrument No. 20001031-0108075, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter of record in Book 4828, Page 434 and Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20150914-0093006 and Instrument No. 20160516-0048519, in the Register's Office for Davidson County, Tennessee.
• Easement to Colonial Pipeline of record in Book 3955. Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee and Minute Book 75, Page 192 , Chancery Court for Davidson County, Tennessee.
• Overhead Power Line Easements of record in Book 4821, Page 111, Register's Office for Davidson

County, Tennessee.

- Easement for TVA Line Easement of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2624 Somerset Drive, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF AUGUST, 2017.

* Rebecca B Peters by Bradford P Kennard ATTORNEY IN FACT

Rebecca B. Peters by Bradford P. Kennard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADFORD P. KENNARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA B. PETERS, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA B. PETERS. Said Power of Attorney is of record in Instrument No. 20170711-0069784, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 29th of August, 2017.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212