WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

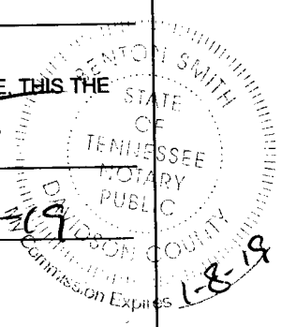
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)



Bill Garrett Davidson County
Batch# 5626 DEEDWARR
09/28/2017 11:44:13 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20170928-0099389

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-080426

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morgan D. Kennedy	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	
(NAME) 7116 Lenox Village Drive	(NAME) 3503 Paesanos Parkway	173-09-0A-016.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WESLEY E. HOLMES, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORGAN D KENNEDY and MICHAEL D KENNEDY, JR., 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 No. 83 on the Plan of Section One, Lenox Village, of record in Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wesley Holmes and wife, Angela Holmes by Warranty Deed from William H. Wyatt, of record in Instrument No. 20120402-0027558, dated March 27, 2012 and recorded on April 02, 2012, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20120713-0061514, said Register's Office. (Value of consideration shown in aforementioned Deed $278,100.00)

Being the same property conveyed to Wesley E. Holmes by Quitclaim Deed from Wesley Holmes and Angela Holmes, of record in Instrument No. 20130403-0032716, Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 03, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 7116 Lenox Village Drive, Nashville, TN 37211
(House No.) (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 my/our hand(s) this the 21st day of September, 2017

Wesley E. Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of September, 2017, before me personally appeared Wesley E. Holmes, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of September, 2017.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County