NEW OWNER:

WESLEY SCOTT KENNEDY
4152 Nonaville Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILENO: 17-1469

SEND TAX BILLS TO:
NEW OWNER

Parcel 053-11-0-057.00

Bill Garrett Davidson County
Batch# 6593 **DEEDWARR**
10/02/2017 03:37:59 PM 3 pgs
Fees: $18.00 Taxes: $314.50



20171002-0100840

D E E D

FOR AND IN CONSIDERATION of the sum of EIGHTY –FIVE THOUSAND and 00/100 DOLLARS ($85,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **JAMES R. KENNEDY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WESLEY SCOTT KENNEDY** ("Grantee"), his heirs and assigns, forever, his 50% interest in the following tract or parcel of land, situated and lying in the 4th Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land situate in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 10 in Block "C" on a Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 60 feet on the north side of Becker Avenue, and runs back between parallel lines 175 feet to a dead line, and being 60 feet thereon.

Being a portion of the same property conveyed to James R. Kennedy and wife, Marjorie Carol Kennedy, by deed from W. S. Dobbs, unmarried, of record in Instrument Number 20000927-0095574, dated July 20, 2000, in the Register's Office for Davidson County, Tennessee. The said Marjorie Carol Kennedy having since died on or about August 1, 2015 leaving James R. Kennedy the surviving tenant by entirety. The said JAMES R. KENNEDY having since conveyed by Quitclaim Deed to WESLEY SCOTT KENNEDY, AS TO A 50% INTEREST, of record in Instrument Number 20170503-0043294, dated May 1, 2017, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 108 Becker Ave., Old Hickory, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 974, Page 11, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee.

WITNESS MY SIGNATURE hereto this 28th day of September, 2017.

James R Kennedy

JAMES R. KENNEDY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES R. KENNEDY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of September, 2017.

NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$ 85,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 28th day of September, 2017.

NOTARY PUBLIC

My commission expires: 10/29/19