RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179709

Bill Garrett Davidson County
Batch# 17796 DEEDWARR
10/25/2017 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20171025-0109373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Kennedy and Karen Kennedy 6009 Port Jamaica Drive Nashville, TN 37076	Mortgage Research 3312A Lemone Ind. Blvd. Columbia, MO 65201	098 05 0 023.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand and 00/100 Dollars ($279,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TY M. KEY AND WIFE, ASHLEY L. TUCKER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KENNETH KENNEDY AND WIFE, KAREN KENNEDY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 126 on the Plan of Section Three Lake Park, of record in Plat Book 4660, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ty M. Key and wife, Ashley L. Tucker, by Warranty Deed from Evans C. Hunt, unmarried, dated 10/16/2006, recorded 10/17/2006, of record in Instrument #20061017-0128787, in the Register's Office for Davidson County, Tennessee.

The said Ashley L. Tucker being also known as Ashley Tucker Key.

The address of the herein described property is believed to be 6009 Port Jamaica Drive, Nashville, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control. **NOTE: mailing address is 4001 Port Jamaica Ct.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of October, 2017.

ASHLEY L. TUCKER KEY

TY M. KEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

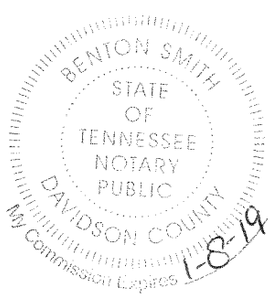
Personally appeared before me, a Notary Public, Ashley L. Tucker Key and Ty M. Key, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of October, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19



True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY