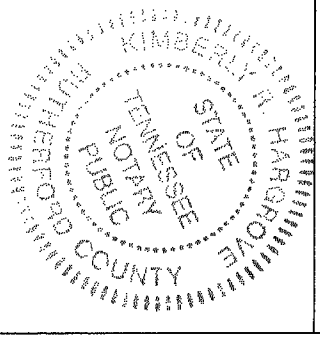
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-20-20
6-22-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donald N. Baydoun	New owner	070 05 0 027.00
(NAME)	(NAME)	
2403 Stivers St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Four Thousand Five Hundred And No/100 Dollars ($124,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark Kennedy, unmarried, and Dolores Kennedy, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald N. Baydoun**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 13 on the map of Alpine Terrace, of record in Book 421, Page 131, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, dated November 14, 1946, as follows:

Beginning at a point in a three inch red cedar step with a nail in the center at the northwest intersection of West Street and Stivers Street, thence with the margin of Stivers Street north 28 degrees east 139 feet to an 8 inch locust post set in concrete, opposite an iron pin set in the center line of Stivers Street, thence northwesterly 148.6 feet at right angles to Stivers Street to an iron pin in the easterly margin of a 15 foot unnamed street or road-way, shown on said plan; thence with the margin of the same, south 4 degrees west 151.5 feet to the north margin of West Street; thence with the margin of the same, south 62 degrees east 87.6 feet to the point of beginning.

Being the same property conveyed to Mark Kennedy, and Dolores Kennedy, as joint tenants with rights of survivorship by Warranty Deed from Betty Crumble, an unmarried woman dated May 16, 2013 and recorded May 20, 2013 as Instrument No. 201305200050818, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-177730SSO

Bill Garrett Davidson County
Batch# 23165 DEEDWARR
11/07/2017 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $460.65
20171107-0114462

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2403 Stivers St., Nashville, TN 37218

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, has 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 our hands this 3rd day of November, 2017.

Mark Kennedy

Dolores Kennedy

STATE OF Mississippi

COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mark Kennedy and Dolores Kennedy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF MISSISSIPPI SHERRY HILL NOTARY PUBLIC ID No. 19602 My Comm. Expires May 27, 2020 ITAWAMBA COUNTY

File Number: MFR-17BASS

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019