30304-8

Box 14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 34345 DEEDWARR
12/07/2017 09:52:45 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171207-0124802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 5th day of December, 2017.

Notary Public
My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason Kennedy	Ascend Federal Credit Union	094-03-0 032.00
2817 Barclay Dr.	PO Box 1210	
Nashville, TN 37206	Tullahoma, TN 37388	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL J. SEXTON, UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON KENNEDY, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, 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 Michael J. Sexton, Unmarried Man by Warranty Deed from Richard D. Westfield and wife, Mary Lynn Westfield, dated December 3, 2014, of record Instrument Number 20141209-0112787, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2817 Barclay Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of December, 2017.

Michael J Sexton by Ryan Sexton Attorney-in-fact
Michael J. Sexton by Ryan Sexton, Attorney-in-Fact

STATE OF Colorado

COUNTY OF Larimer

On this 5 day of December, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Ryan Sexton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael J. Sexton, by Specific Power of Attorney dated September 6, 2017, and who acknowledged that he executed the same as the free act and deed of Michael J. Sexton.

Witness my hand and official seal this 5 day of December, 2017.

My Commission Expires: 4/19/2020

Melinda Camp
Notary Public

MELINDA CAMP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164014953
MY COMMISSION EXPIRES 4-19-2020