STATE OF Tennessee
COUNTY OF ~~Davidson~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2017.

Notary Public
MY COMMISSION EXPIRES: 10.20.19
File No. G17-0298D

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 38742 DEEDWARR
12/18/2017 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20171218-0128597

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Carmelo Sanchez Cortes and Eva M. Sanchez, husband and wife (NAME) | FIRST FARMERS AND MERCHANTS BANK (NAME) | 135-16-0B-122.00-CO |
| 646 Flintlock Court (STREET ADDRESS) | 816 S. GARDEN STREET (STREET ADDRESS) | |
| Nashville, TN 37217 (CITY) (STATE) (ZIP) | COLUMBIA, TN 38401 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Chad R. Kennedy, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmelo Sanchez Cortes and Eva M. Sanchez, husband and wife,** 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:

Being Unit No. 122 on the plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract II, as shown by plat of record in Instrument # 20021120-0143949 (erroneously conveyed as Instrument # 20021120-014349 in prior deed of record) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Chad R. Kennedy, a single man from Terry Felts and wife, Mary Felts, by Warranty Deed dated July 24, 2008, as Instrument No. 20080730-0077849, in the Register's Office for Davidson County, Tennessee.
Chad R. Kennedy is now married. Natasha Kennedy joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 20021120-0143949, Register's Office for Davidson County, Tennessee.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument # 20021104-0134724, 20030610-0080281, and in 20050520-0056888, and in any allied instrument(s) referred to in said restrictions.
4. Bylaws of record in Instrument # 20021106-0136459, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument # 20021106-0136458, Register's Office for Davidson County, Tennessee.
6. Storm water Detention Agreement as recorded in Instrument # 20020820-0100403, Register's Office for Davidson County, Tennessee.

7. Easement for Electric Service as recorded in Book 4821, Page 105 and in Book 4821, Page 111, Register's Office for Davidson County, Tennessee.
8. Common Area conveyed to Homeowner's Association of record in Instrument # 20021120-0144369, Register's Office for Davidson County, Tennessee.
9. Easement established and reserved as recorded in Book 10110, page 854, Register's Office for Davidson County, Tennessee.
10. That portion of subject property which lies within the right-of-way of Flintlock Court, as dedicated in Plat as recorded in Book 4660, page 74, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 646 Flintlock Court, Nashville, TN 37217.

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. Whenever 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 13th day of December, 2017.

Chad R. Kennedy — December 13, 2017 Date

Natasha Kennedy — December 13, 2017 Date

STATE OF MS

COUNTY OF Desoto }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Chad R. Kennedy and Natasha Kennedy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2017.

My Commission Expires: 07/02/2020 Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 90122 BRITTANY N. HALL Commission Expires July 2, 2020 DESOTO COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# 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.

Penny Y. Ray
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)

