39B

Bill Garrett Davidson County
Batch# 67829 DEEDWARR
03/12/2018 01:13:09 PM 2 pgs
Fees: $13.00 Taxes: $673.40
20180312-0023151

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

Notary Public

My commission expires: 11/3/2021

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carli Kennedy and Julie Kennedy	RBC Bank	173-05-0A-245.00-CO
2005 Shaylin Loop	8081 Arco Corporate Dr	
Antioch, TN 37013	Raleigh, NC 27617	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Wendy Miller, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carli Kennedy, unmarried and Julie Kennedy, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 245 on the Plan of Barnes Crossing, a Planned Unit Development according to plat and survey as shown on Exhibit A of Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more complete details of location and description of said lot

BEING the same property conveyed to Wendy Miller, an unmarried woman by Warranty deed from Heidi L. Toomsalu n/k/a Heidi L. Toomsalu Porter, a married person of record in Instrument No. 20151001-0100165 Register's Office for Davidson County, Tennessee, dated September 25, 2015

This is improved property known as **2005 Shaylin Loop, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of March, 2018.

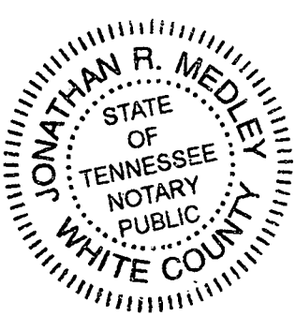
Wendy Miller

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wendy Miller, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of March, 2018.

Notary Public
My Commission Expires: 11/19/2018



SolomonParks File No. 18-001023-526