Bill Garrett Davidson County
Batch# 92429 DEEDWARR
05/14/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20180514-0046114

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/17/21

(AFFIX SEAL)

LAUREN RUBEN JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires October 17, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry J. Garcia	Franklin American Mtg Co	172-14-OA-112.00
(NAME)	(NAME)	
1825 Apple Ridge Circle	6100 Tower Circle, Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carl N. Kennedy and Marsha G. Kennedy, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Henry J. Garcia and Jessica J. Garcia, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Three, Wexford Downs, of record in Instrument No. 20000810-0079246, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl N. Kennedy and Marsha G. Kennedy, husband and wife by Warranty Deed from John Wesley Avrett, unmarried, dated 09/19/2013 recorded 09/23/2013, of record in Instrument No. 20130923-0099761, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 200008100079246, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10292, Page 51, First Supplementary Declaration of record in Book 10792, Page 822 and Second Supplementary Declaration of record in Instrument No. 200008100079498, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.
Permanent Easement Agreement of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.

Easement contained in Deed of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20040311-0028010, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1825 Apple Ridge Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of May, 2018.

Carl N. Kennedy

Marsha G. Kennedy

State of Tennessee
County of Williamson

Personally appeared before me Carl N. Kennedy and Marsha G. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2018.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

