Bill Garrett Davidson County
Batch# 120613 DEEDWARR
07/25/2018 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20180725-0072589

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $299,900.00.

Marlene Mitchell
Affiant

Subscribed and sworn before me this the 25 day of July, 2018.

Notary Public
My commission expires: 11/19/2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason Barns 3374 Mimosa Drive Nashville, TN 37211	New owner	133-08-0 010.00

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, JONATHAN DANIEL KENNEDY AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON BARNS AND SARAH BARNS, HUSBAND AND WIFE, 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. 114 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, Page 136, 137, 138, Register's Office for said County.

Said Lot No. 114 fronts 105 feet on the Northwesterly margin of Mimosa Drive and extends back 143.0 feet on the Northeasterly line and 143.5 feet on the Southwesterly line to a dead line in the rear, measuring 115.5 feet thereon.

Being the same property conveyed to Jonathan Daniel Kennedy by deed from Federal Home Loan Mortgage Corporation dated 02/23/2011, of record in Instrument No. 20110328-0023773, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3374 Mimosa Drive, Nashville, TN 37211.

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 20th day of July, 2018.

Jonathan Daniel Kennedy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Daniel Kennedy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2018.

My commission expires: 9-10-2018

Notary Public



True Copy Certification

I, Jonathan Medley, 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, Emily Betts, a notary public for this county and state, Jonathan Medley 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:
Notary' Seal

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020