Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1598

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 6, 2018.

Notary Public
Commission Expires: 9/10/18

Bill Garrett Davidson County
Batch# 126081 DEEDWARR
08/07/2018 11:33:01 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180807-0077586

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael A. Reese and Heather L. Currie 507 Coffee Street Nashville, TN 37208	Fairway Mtg. 4750 S. Biltmore Ln Madison WI 53718	081-08-2Q-002.00-C

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Rodney Kennedy Jr. and Alyssa Ramirez-Kennedy FKA Alyssa Ramirez, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather L. Currie and Michael A. Reese, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B as shown on the site plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 507 Coffee Street Townhomes, of record in Instrument No. 20160602-0055515, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Kennedy, Jr. and Alyssa Ramirez, husband and wife by Warranty deed from Double Sun Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20160622-0063547 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 22, 2016. Alyssa Ramirez is now known as Alyssa Ramirez-Kennedy.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 507 Coffee Street, Nashville, TN 37208.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 6, 2018.

Rodney Kennedy, Jr.

Alyssa Ramirez-Kennedy

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rodney Kennedy, Jr. and Alyssa Ramirez-Kennedy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 6, 2018.

Notary Public
My Commission Expires: 4/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)