Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#13483

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G18-3407

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Y Johnson Davidson County
Batch# 164673 DEEDWARR
11/26/2018 09:45:27 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20181126-0115030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin M. Kenerson and Cassandra M. Kenerson (NAME)	new owner (NAME)	05106005900
520 Lentz Dr (STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(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, **Freedom 4 All, Inc., a Tennessee Corporation Inc.,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin M. Kenerson and Cassandra M.J. Kenerson, husband and wife and Lending Hand Mortgage, LLC**, 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 a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1, Briarville Medical Group Subdivision, of record in Plat Book 7900, Page 915 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the Easterly right-of—way of Lentz Drive, 50 feet in width, at a corner common with Lot 1 Goodlettsville Center, of record in Plat Book 4595, Page 1473 also being the property conveyed to Sook Kim DDS et al of record in Instrument Number 20040823-0101627 at the Register's Office for Davidson County, Tennessee.

Thence leaving the Easterly right-of-way of Lentz Drive with the Southerly line of Lot 1 Goodlettsville Center, South 84 deg 53 min 51 sec East, 297.33 feet to an existing pk nail on the Westerly property line of National Loan Investors, LP. of record in Instrument Number 20030124-0010384 at the Register's Office for Davidson County, Tennessee, also being Lots 2, 3 and 4 of Oakland Acres, of record in Plat Book 2330, Page 97 at the Register's Office for Davidson County, Tennessee.

Thence with the Westerly property line of said National Loan Investors, L.P. South 05 deg 00 min 00 sec West, 266.12_feet to an existing iron rod at a corner common with the property of David Joseph Gosselin, of record in Instrument NLImber 20030825—0122858 at the Register's Office for Davidson County, Tennessee;

Thence with the Northerly property line of David Joseph Gosselin and also with the property of Red Wimmer of record in Instrument Number 20010820-0089568 at the Register's Office for Davidson County, Tennessee; North 84 deg 54 min 20 sec West, 285.63 feet to an existing iron rod on the Easterly property line of Christian Schools, Inc. of record in Book 6514, Page 867 at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Christian Schools, Inc., North 02 deg 47 min 44 sec East, 130.00 feet to the point of beginning, containing 77.669 square feet or 1.783 acres more or less.

Being the same property conveyed to Freedom 4 All, Inc., a Tennessee Corporation by Deed dated December 26, 2014 from Ginger Ann Ford, Trustee, recorded December 26, 2014, in Instrument Number 20141226-0117962, in the Official Records of Davidson County, Tennessee.

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 Plat Book 7900, page 915, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedicationof Easement for Sanitary Sewers and/or Storm Drainage, to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 3986, page 435 and Book 4203, page 266, said Register's Office.
3. Declaration of Use Restrictions Easement Agreement dated September 8, 1999 in Book 11655, page 334, said Register's Office.
4. Restrictive Covenants for Security Residence in Instrument No. 20170602-0055027, said Register's Office.

The 2018 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 520 Lentz Drive, Nashville, TN 37115.

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 15th day of November, 2018.

Freedom 4 All, Inc., a Tennessee Corporation Inc., a Tennessee Corporation

By: X _____, President
Kristopher J. Woods, President

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kristopher J. Woods, President of Freedom 4 All, Inc., a Tennessee Corporation, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of November, 2018.

_____
Notary Public

My Commission Expires: 7/19/2022

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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