THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118314

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 169794 DEEDWARR
12/04/2018 08:55:57 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20181204-0117990

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Radford Carla Radford 1037 Hickory Hollow Road Nashville TN 37221	New Owner	Tax Parcel ID No. 127-12-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Kennedy and Stephanie Kennedy, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jacob Radford and Carla Radford, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Bellevue Manor, of record in Plat Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN KENNEDY and STEPHANIE KENNEDY, husband and wife, by deed from CARL JORDAN MCADAMS and wife, DEBRA BORGENSEN MCADAMS, of record in Instrument No. 20140424-0034360, dated April 22, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 127-12-0-024.00.

Matters shown on the Plan of record in Plat Book 3600, pages 32 and 33, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8972, page 250 and in Book 8979, page 119, said Register's Office.

This is improved property located at 1037 Hickory Hollow Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2018.

John Kennedy by Stephanie Kennedy, his Attorney-in-Fact

Stephanie Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie 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, and who further acknowledged that she is the Attorney-in-Fact for John Kennedy and that she is authorized by John Kennedy to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of November, 2018.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

My Commission Expires: _____