WARRANTY DEED

Karen Johnson Davidson County
Batch# 204600 DEEDWARR
03/12/2019 09:54:55 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190312-0022324

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-27-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hoffman Dodd Properties, LLC		069 16 0 091.00
(NAME)	(NAME)	
3727 John Mallette Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-2669		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly Kennedy, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hoffman Dodd Properties, LLC**, a Tennessee Limited Liability Company, 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:

A tract of land in the Thirteenth, formerly Twenty Third, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by M. Collier Parrish Associates, Civil Engineers, December 24, 1958, as follows:

BEGINNING at a point in the center line of New Hydes Ferry Pike at the northeast corner of a tract that was conveyed to Isaih Suggs and Mary Suggs, by deed from Ira D. Kennedy and wife, of record in Book 2386, Page 279, thence along center line of said New Hydes Ferry Pike, South 73 degrees 45 minutes East 100 feet South 74 degrees East 41 feet to a margin of said Pike, thence leaving said Pike, South 50 degrees West 247.6 feet to an iron pin in the north margin of Old Hydes Ferry Pike, thence with the margin of the same northwesterly 100 feet to an iron pin in Suggs' southeast corner, said point being 366 feet southeast from the intersection of the margin of the Old and New Hydes Ferry Pikes, thence along Suggs' easterly lines North 37 degrees 15 minutes East 176 feet to the point of beginning.

Being the same property conveyed to Margaret R. Campbelle, an interest for life only and to R. B. J. Campbelle, a fee simple interest, by deed from Helen P. Rose, retaining a life estate, dated August 1, 1976 and of record in Volume 5074, Page 173 in the Register's Office for Davidson County, Tennessee. Said life estate of Helen P. Rose having terminated upon her death on June 29, 1996. Further being the same property conveyed to Jeanne Campbelle-Kennedy and Kelly Kennedy by quitclaim deed from Margaret Campbelle-Holman and Hellen C. McCormick, the issue and heirs at law of R. B. J. Campbelle, dated

May 5, 2004 and of record in Instrument No. 20040510-0053051; reference Affidavits of Heirship in Instrument Nos. 20031029-0159289, 20190115-0004303, 20190115-0004304, all in the Register's Office for Davidson County, Tennessee. The said Jeanne Campbelle-Kennedy having since died on April 22, 2017. Further being the same property title to which vested in Cathlyn Smith, Kimberly Beasley and Kelly Kennedy upon the death of Jeanne Campbelle-Kennedy; reference Affidavits of Heirship of record in Instrument Nos. 20190227-0017802 and 20190227-0017803 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kelly Kennedy by quitclaim deed from Cathlyn Smith and Kimberly Beasley, dated January 8, 2019 and of record in Instrument No. 20190115-0004305 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations. And specifically to the right of way of John Mallette Drive and Hydes Ferry Road.

unimproved ☐
This is improved ☒ property, known as 3727 John Mallette Dr., Nashville, TN 37218-2669

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. 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 8 day of March, 2019

Kelly Kennedy

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kelly Kennedy and, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

File Number: JAK-188323FC