Karen Johnson Davidson County
Batch# 227455 DEEDWARR
05/08/2019 10:50:40 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190508-0043063

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Kennedy and Kaylie Blaise, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dustin Newell, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 9 on the Plan of E.T. Brown's Subdivision of Part of Lot No. 1 of the Cahal Lands, as shown of record in Plat Book 332, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Kennedy, an unmarried man by deed from Ronald H. Richards, Jr., dated November 29, 2007, of record in Inst. No. 20071204-0140401, Register's Office for Davidson County, Tennessee. Robert A. Kennedy is now married to Kaylie Blaise and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1117 Cahal Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of May, 2019.

Robert A. Kennedy

Kaylie Blaise

State of Tennessee)
County of Davidson)

On this 6th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert A. Kennedy and Kaylie Blaise, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 320,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of May, 2019.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dustin Newell	Pinnacle Bank	072-14-0-009.00
1117 Cahal Avenue	150 3rd Avenue South, Suite 1000	
Nashville, TN 37206	Nashville, TN 37201	