WARRANTY DEED

Karen Johnson Davidson County
Batch# 238344 **DEEDWARR**
06/04/2019 10:05:00 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20190604-0053077

JM-ACH-19-309

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlin Kennedy **Gordon Kennedy and Tracey Kennedy**	**CAPSTAR Bank**	
(NAME) **309 Oriel Ave**	(NAME) **2002 Richard Jones Road, Suite A300**	**119-01-0-370.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLCUSTOMHOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN KENNEDY, A SINGLE WOMAN AND GORDON KENNEDY AND TRACEY KENNEDY, HUSBAND AND WIFE, EACH AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being the Southerly part of the East 17 feet of Lot No. 91 and the Southerly part of the West 33 feet of Lot No. 90 on the Plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21 and 30 Cumberland Nurseries of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of Oriel Street, as a point 334 feet Westerly from the West margin of Burbank Avenue, being 17 feet Westerly from the corner of Lots Nos. 90 and 91; thence Southerly parallel with said Burbank Avenue, 150 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley, Easterly 50 feet to a point; thence Northerly and parallel with said Burbank Avenue 125 feet; more or less, to a point in the North margin of said parts of Lots Nos. 91 and 90, as conveyed under deed of record in Book 784, Page 266, Register's Office for Davidson County, Tennessee; thence in a Northwesterly direction and on a straight line 57 feet, more or less, to the point of beginning.

Tract II:

Beginning at a point the South line of Oriel Street, which is 334 feet West of the West line of Burbank Street; thence Eastwardly with the South line of Oriel Street, 50 feet; thence Southwardly on a line parallel with Burbank Street, 24 feet 2 inches; thence Northwestwardly, on a straight line, 55 feet 6 inches to the point of beginning.

Being the same property conveyed to Allcustomhome, LLC, a Tennessee limited liability company by Warranty deed from P and K Real Estate Investment Group, a Tennessee General Partnership of record in Instrument No. 20181219-0123481 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **309 Oriel Ave, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF MAY, 2019.

Allcustomhome, LLC

BY:
Akram Rozh
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AKRAM ROZH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ALLCUSTOMHOME, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212