WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$525,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 8th DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 3/2121
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W Michael Kennedy And Nancy C Kennedy	Same as new owner	033-00-0-019.00
93 Blue Ridge Trace		Karen Johnson Davidson County Batch# 256710 DEEDWARR 07/15/2019 09:51:07 AM 2 pgs Fees: $13.00 Taxes: $1,942.50
Hendersonville TN 37075		20190715-0068663
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED,WE, **TIMOTHY DROWNS AND DANIEL E BATES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **W. MICHAEL KENNEDY AND NANCY C. KENNEDY, HUSBAND AND WIFE,** 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:

Situated in the 10th Civil district of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at a point in the center of the Old Dickerson Pike, corner to Billie Wilson; thence N. 4-1/2° E. 38.2 poles to a stone; thence N. 2° E. 68.2 poles to a point in the right-of-way line of Dry Branch Pike; thence with the right-of-way of said pike as follows: S. 82° E. 44 poles; S. 76° E. 12 poles; S. 76° E. 36 poles; S. 70° E. 8 poles; S. 64° E. 8 poles; S. 59° E. 4 poles; S. 56° E. 22.5 poles to a point in the center of the Dickerson Pike; thence with the center of said pike as follows: S. 41° W. 7 poles; S. 52° W. 8 poles; S. 60° W. 8 poles; S. 64° W. 76 poles; S. 68° W. 40 poles; S. 62° W. 12 poles to the beginning, containing 50 acres, more or less, according to survey by J.R. Scott, Surveyor, on November 15, 1947.

Being the same property conveyed to Timothy Drowns and Daniel E Bates, by Warranty Deed dated 10/1/18 from Robert S Moon, Tustee of the Robert S Moon Revocable Living Trust, dated July 18, 2000, and filed for record 10/03/2018, of record in Instrument #20181003-0097981, Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved (xx)
Improved ( ) Property, known as **0 Old Dickerson Road, Goodlettsville , TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 8th day of July, 2019.

Timothy Drowns

Daniel E Bates

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Drowns and Daniel E Bates the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2019 .

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public