Karen Johnson Davidson County
Batch# 257955 DEEDWARR
07/17/2019 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,045.25
20190717-0069864

#34863

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34863-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me this 15th day of July, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Jared R. Simmering 2911 Dobbs Avenue Nashville, TN 37211	**Send Tax Bills To:** Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	**Tax Information:** Map and Parcel No.: 119 14 0 020 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, **Kye Paul Kennedy**, a single individual ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jared R. Simmering,** a single individual ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2911 Dobbs Avenue, Nashville, TN 37211.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of July, 2019.

Kye Paul Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 15th day of July, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 of Block E on the Plan of Woodbine Courts, Part 1, as of record in Plat Book 1130, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kye Paul Kennedy and wife, Cosette Collier Kennedy by deed dated August 29, 1994 from Jerry W. Manes, unmarried of record in Book 9453, page 612, as re-recorded in Book 9549, page 181, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed in Docket No. 98D-1215, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to terms of the Final Decree of Divorce, Cosette Collier Kennedy conveyed her interest in subject property to Kye Paul Kennedy by Quitclaim Deed dated July 13, 1998 of record in Book 11023, page 454, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 119 14 0 020 00. (Estimated to be $1,144.48)
2. Restrictive Covenants contained in an instrument of record in Book 1163, page 441, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 39, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

