WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Kendrick and Spencer Kendrick	First Community Mtg	102 04 0 103.00
(NAME)	(NAME)	
6431 Charlotte Road Cir.	215 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro TN 37129	
(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, **Jackie Staudacher, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Kendrick and Spencer Kendrick, 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:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Horton Heights, of record in Book 2133, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackie Staudacher, Single by Warranty Deed from Bessie Louise Henry, unmarried, dated August 18, 2016 and recorded August 22, 2016 in Instrument No. 201608220087649, in said 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.

unimproved ☐
This is improved ☒ property, known as 6431 Charlotte Road Cir., Nashville, TN 37209

Karen Johnson Davidson County
Batch# 258400 **DEEDWARR**
07/18/2019 08:19:51 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20190718-0070186

File Number: GRN-1906488SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRN-19-6481

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 15th day of July, 2019

Jackie Staudacher

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jackie Staudacher, a single woman, 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 15th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)



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