Karen Johnson Davidson County
Batch# 278279 DEEDWARR
09/03/2019 09:40:26 AM 2 pgs
Fees: $13.00 Taxes: $3,152.40
20190903-0088242

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $852,000.00

Affiant

Subscribed and sworn to before me, this30th day of August, 2019.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO
3310 WEST END AVE
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Baxter Lee and Catherine Baker Lee 5401 Camelot Road Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-02-0-006.00

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, **Kristin Kenney, unmarried, and Jason Barnett, unmarried, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charles Baxter Lee and Catherine Baker Lee, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Camelot Acres Section One, of record in Plat Book 3700, page 98 amended in Book 4180, page 450, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KRISTIN KENNEY AND JASON BARNETT, AS TENANTS IN COMMON, by deed from PATRICK B. HOWELL AND GRETCHEN D. HOWELL, HUSBAND AND WIFE, of record in Instrument No. 20180625-0060824, dated June 21, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 159-02-0-006.00.

Matters shown on the Plan of record in Plat Book 3700, page 98 amended in Book 4180, page 450, said Register's Office.

This is improved property located at 5401 Camelot Road Brentwood TN 37027

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of August, 2019.

Kristin Kenney by Kate Rosenthal, her Attorney-in-Fact

Jason Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kristin Kenney and that she is authorized by Kristin Kenney to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Barnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____