Karen Johnson Davidson County
Batch# 289816 DEEDWARR
09/23/2019 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20190923-0096418

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of September, 2019

Notary Public
My Commission expires: JULY 24, 2023

(Affix Seal)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 531999

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John S. Kennedy	SAME	134-13-0-255.00
4704 Reischa Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Habitat for Humanity of Greater Nashville,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John S. Kennedy, a married man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Woodland Hills, Phase One, of record in Book 6900, pages 666-669, said Register's Office, to which reference is hereby made for a more accurate description of said lot.

Being part of the same property conveyed to Nashville Area Habitat for Humanity, Inc., a Tennessee not for profit corporation, by deed from Centex Land Holdings, L.P., on January 8, 2003, of record in Instrument Number 20030113-0005226, Register's Office for Davidson County, Tennessee.

By Amendment To Charter of record in Instrument Number 20120222-0015552, Nashville Area Habitat for Humanity, Inc. is now known as Habitat for Humanity of Greater Nashville.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6900, page 666-669, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7632, page 947, Register's Office for Davidson County, Tennessee.

Easements of record in Book 3103, page 37; and Book 8347, page 35, Register's Office for Davidson County, Tennessee.

Storme Water Detention Agreement of record in Book 7262, page 388; and Book 8337, page 556, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4704 Reischa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 19, 2019.

Habitat for Humanity of Greater Nashville

By Danny Herron, President & CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of September, 2019, before me, appeared Danny Herron, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President & CEO of Habitat for Humanity of Greater Nashville, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Danny Herron acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/3/23



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

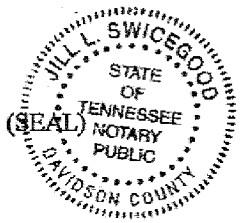
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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