(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 150,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2019.

Notary Public

My commission expires: 3-9-2020

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 302576 DEEDWARR
10/18/2019 09:13:44 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20191018-0106783

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas A. Stueck and James Stueck	**New Owner**	**117-11-0B-121.00CO**
516 Page Drive		
Mt. Juliet, TN 37122		

FOR AND IN 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,

James P. Kennedy and wife, Trisha Prince Kennedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas A. Stueck and James Stueck, joint tenants with right of survivorship

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 Unit No. H-10 on the Plan of Revised, The Villager East Condominium Apartments of record in Plat Book 5200, Page 235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James P. Kennedy and wife, Trisha Prince Kennedy, by Warranty Deed from Paul E. Terry, unmarried, dated September 8, 1986 and recorded September 9, 1986, in Book 6973, Page 203, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 5457, Page 298, amended in Book 5553, Page 336, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5457, Page 338, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 5450, Page 744, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 4110, Page 245, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3600 Hillsboro Pike, Apt H10, Nashville, TN 37215.

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 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 my/our hand(s) this 10th day of October, 2019.

James P. Kennedy by A. Scott Hubbard Attorney in fact
James P. Kennedy, by A. Scott Hubbard, as Attorney-in-Fact

Trisha Prince Kennedy by A. Scott Hubbard Attorney in fact
Trisha Prince Kennedy, by A. Scott Hubbard, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of James P. Kennedy and Trisha Prince Kennedy, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for James P. Kennedy and Trisha Prince Kennedy, and is authorized by Andrew Erwin to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of October, 2019.

Emily Betts
Notary Signature
My commission expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

File #: **19-378**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027