Karen Johnson Davidson County
Batch# 380487 DEEDWARR
04/01/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20200401-0034936

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $344,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public
My commission expires: 9/29/2021

Address of New Owner:	Send Tax Bills to:	Tax Information
MARY M. KENNEDY 1906 BEECHWOOD AVENUE NASHVILLE, TN 37212	NEW OWNER	104020V00300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca R. Hinton, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Mary M. Kennedy, married, and Candi M. Bainbridge, unmarried, as tenants in common,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 413 OF THE PARTHENON PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR PARTHENON PLACE CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20020919-0114323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, AS EXHIBIT "C" OF RECORD IN AFORESAID, SAID REGISTER'S OFFICE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE HEREBY MADE TO THE PLAN OF PARTHENON PLACE CONDOMIMIUMS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020919-0114323; SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO REBECCA R. HINTON, UNMARRIED, BY WARRANTY DEED DATED APRIL 15, 2004 OF RECORD IN INSTRUMENT NO. 20040419-0044236, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 413 OMAN STREET, NASHVILLE, TN 37203.

RAH REBECCA HINTON
03/30/20 ~~Amanda Eaves~~ joins in the execution of this instrument to convey her marital interest, if any, in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of March, 2020.

Rebecca Hinton

REBECCA R. HINTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, REBECCA R. HINTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 30th day of March, 2020.

Brian Payne, Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23