File 32851-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 385674 **DEEDWARR**
04/14/2020 02:12:39 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20200414-0039032

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Lisa L. Aitken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2020.

Colleen Walters
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Brianna Bartelsmeyer Turner, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-012079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robin Black	U.S. Bank, N.A.	156-02-0-177.00
(NAME) 784 Harpeth Bend Drive	(NAME) PO Box 20005	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOHN KENNEDY AND WIFE, HELEN KENNEDY,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ROBIN BLACK, A SINGLE WOMAN,
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. 729 on the Plan of Section Two, Harpeth Woods of record in Plat Book 5200, Page 280, 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 John Kennedy and wife, Helen Kennedy by Warranty deed from Frank A. Pickard and Wife, Merianne, F. Pickard of record in Book 8605, page 49, Register's Office for Davidson County, Tennessee, dated April 15, 1992 and recorded on April 20, 1992. (Value or consideration shown in aforementioned deed $84,181.36.) Being also known as 784 Harpeth Bend Drive Nashville, Tennessee 37221.

This instrument is being executed on behalf of John Kennedy, pursuant to a Power of Attorney executed by same on the 24th day of March 2020, of record in Instrument No. 20200414-0039030 Register's Office for Davidson County, Tennessee

This instrument is being executed on behalf of Helen Kennedy, pursuant to a Power of Attorney executed by same on the 24th day of March 2020, of record in Instrument No. 20200414-0039031 Register's Office for Davidson County, Tennessee

unimproved ☐
This is ☒ property, known as 784 Harpeth Bend Drive, Nashville, TN 37221
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1 day of April, 2020.

John Kennedy, by Kelly Greene Elrod Attorney-in-Fact

Helen Kennedy, by Kelly Greene Elrod Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of April, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kelly Greene Elrod**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Attorney-in-Fact for **John Kennedy and Helen Kennedy**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John Kennedy and Helen Kennedy**, for the purpose therein contained, by signing the name of **John Kennedy and Helen Kennedy**, by himself/herselfe as Attorney-in-Fact. Witness my hand and official seal.

Notary Public
My Commission Expires: 9-06-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022