THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426197

Karen Johnson Davidson County
Batch# 403845 **DEEDWARR**
05/20/2020 01:26:54 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20200520-0052487

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $479,900.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clayton B. Kennamer and Rebecca Elaine Kennamer 829 Cedar Crest Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 114-08-0A-047.00 CO

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, **Daren K. Rippy, unmarried and Bryan M. Young, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton B. Kennamer and Rebecca Elaine Kennamer, 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) 47, as shown on the map entitled Cedar Crest Subdivision Phase I, of record in Plat Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAREN K. RIPPY and BRYAN M. YOUNG, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from GLEN W. MCGILL, JR., of record in Instrument No. 20191210-0127149 , dated November 27, 2019 , 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 2020 and subsequent years for Map-Par. 114-08-0A-047.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 284, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7213, page 973, amended in Book 8424, page 405, Book 10086, Book 772, Book 10174, page 159 and Instrument No. 20020823-0102246 said Register's Office. By-Laws of record in Book 8480, page 693, said Register's Office.

This is improved property located at 829 Cedar Crest Drive Nashville TN 37209

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 15th day of May, 2020.

Daren K. Rippy

Bryan M. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daren K. Rippy and Bryan M. Young, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022