Karen Johnson Davidson County
Batch# 405789 DEEDWARR
05/26/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20200526-0054099

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200526863**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $580,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this 15th day of May, 2020. Carmen Coats Notary Public My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-26-2022

WARRANTY DEED

Address New Owner: Chris Earwood and Jessica Earwood 6719 Pennywell Drive Nashville TN 37205	Send Tax Bills To: FAM BANK 10 CADILLAC DR, STE 100 BRENTWOOD, TN 37027	Tax Information: Tax Parcel ID No. 115-10-0-016.00

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, **Clayton Kennamer and Rebecca Kennamer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jessica Earwood and Christopher Earwood, Wife and Husband**, ("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) 179, as shown on the map entitled Section Two, West Meade Estates, of record in Plat Book 2900, page 118, 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 CLAYTON KENNAMER and REBECCA KENNAMER, by deed from TERRY L. BUTLER AND SHIRLEY ANN BUTLER, HUSBAND AND WIFE, of record in Instrument No. 20160418-0037101 , dated April 14, 2016 , 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. 115-10-0-016.00.

Matters shown on the Plan of record in Plat Book 2900, page 118, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4843, page 916, said Register's Office.

This is improved property located at 6719 Pennywell Drive Nashville TN 37205

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.

Clayton Kennamer

Rebecca Kennamer

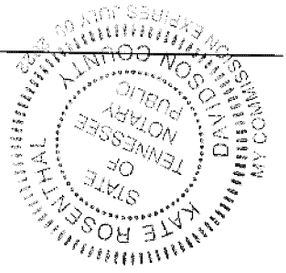
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton Kennamer and Rebecca Kennamer, 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: _____



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022