WARRANTY DEED

Karen Johnson Davidson County
Batch# 427255 DEEDWARR
06/26/2020 03:11:07 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20200626-0069609

Address New Owners as:	Tax Bill To:	Map / Parcel
Eleven Willow, LLC 11 Willow St. Suite 7 Nashville, TN 37210	New Owner	93 12 66.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **W. Michael Kennedy and wife, Nancy C. Kennedy,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **Eleven Willow, LLC, a Delaware Limited Liability Company** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 5 in the Addition to Nashville, known as the Fairfield Plan of which is recorded in the Register's Office of Davidson County in Book No. 21, Page 82.

Said Lot fronts fifty (50) feet on the Lebanon Turnpike Road, known now as Hermitage Avenue, House No. 246, running back right angle 170 feet to an alley.

Being the same property conveyed to W. Michael Kennedy and wife, Nancy C. Kennedy, by Warranty Deed from Mary Francis Taylor of record in Book 7442, Page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as 246 Hermitage Avenue, Nashville, TN 37210.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Subject to all matters as shown on the plat in Book 21, Page 82, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this 25th day of June, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of June, 2020.

W. Michael Kennedy

Nancy C. Kennedy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared W. Michael Kennedy and Nancy C. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 25th day of June, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY