Karen Johnson Davidson County
Batch# 442501 DEEDWARR
07/22/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200722-0080748

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Elaine C McNamara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ruth Kennedy, an unmarried woman	First Bank	053090B00400CO
(NAME)	(NAME)	
1612 Cumberland Station Boulevard	318 Seaboard Ln # 205	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201279

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christena Scales, unmarried, and Christena Claybrooks, unmarried** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ruth Kennedy, an unmarried 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 4 of Section One on the Plan of Cumberland Station at Wilson Camp, as of record in Instrument No. 20011009-0109759 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Christena Scales, unmarried and Christena Claybrooks, unmarried by Quitclaim Deed from Christena Scales dated April 18, 2019 and filed of record in Instrument No. 20190422-0036616, Register's Office for Davidson County, Tennessee. Authorization to Sell from U.S. Bankruptcy Court of record in BK No. 19-016131-RM3-7 in the United States Bankruptcy Court for Middle District of Tennessee Nashville Division. 202007220080747

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 10585, page 496; Instrument No. 20011017-0113082 and Instrument No. 20020722-0087864, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1612 Cumberland Station Boulevard, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of July, 2020

Christena Scales

Christena Claybrooks

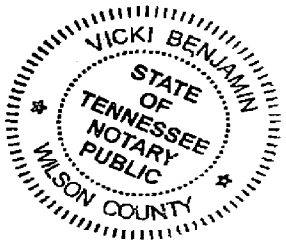
STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christena Scales and Christena Claybrooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of July, 2020.

Notary Public

My Commission Expires: 8/30/22



True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY