STATE OF Tennessee }
COUNTY OF Cheatham }

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

Christopher B. Kenner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF July, 2020.

NOTARY PUBLIC

My Commission expires: 8/27/22

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060029

Address of New Owner
Christopher B. Kenner
3564 Stagner Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
014-00-0-156.00

Karen Johnson Davidson County
Batch# 447476 DEEDWARR
07/30/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200730-0084331

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Adrian Floyd,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher B. Kenner,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Clinard Subdivision of record in Plat Book 5190, Page 649, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Curtis Wheeler by Warranty Deed from Marjorie Rollins Clinard, unmarried, dated 10/05/2010 and recorded on 10/07/2010 in Instrument No. 20101007-0080449, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Keith Morgan, an undivided one-half (1/2) interest, by Quitclaim Deed from Curtis Wheeler dated 11/15/2019 and recorded on 11/15/2019 at Instrument No. 20191115-0118163, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Adrian Floyd by Warranty Deed from Curtis Wheeler and Keith Morgan dated 11/15/2019 and recorded on 11/15/2019 in Instrument No. 20191115-0118164, Register's Office for Davidson County, Tennessee.

This is property generally located:
3564 Stagner Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5190, Page 649, said Register's Office.
3. Easement(s) of record in Book 2705, Page 281, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Adrian Floyd** has/have caused this instrument to be executed, this the 28 day of July, 2020.

Adrian Floyd

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Adrian Floyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28th day of July, 2020.

My commission Expires: 8/27/22

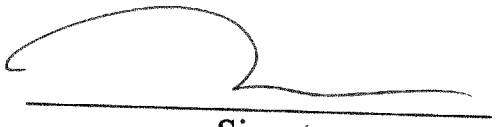
NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 30th day of July, 2020.



Notary's Signature

My Commission Expires: 8.27.22

