WARRANTY DEED

Karen Johnson Davidson County
Batch# 448438 DEEDWARR
08/03/2020 10:25:15 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200803-0085097

File # 14841

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 11-26-22

(AFFIX SEAL)

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CCM Holdings, LLC	NEW OWNER	09316027400
(NAME)	(NAME)	
132 Green Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **W. Michael Kennedy and Nancy Kennedy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CCM Holdings, LLC,** 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:

Being the northerly part of Lot No. 11 on the Plan of subdivision of the Homestead Block of Hermitage Addition, as of record in Deed Book 57, Page 76, Register's office of said County,

Said part of Lot No. 11 fronts 74.2 feet on the northerly said of Green Street, as relocated and extends back between parallel lines 150 feet on the easterly line and 103 feet on the westerly line, with the easterly margin of Decatur Avenue, to an alley, measuring 50 feet thereon.

Being the same property conveyed to W. Michael Kennedy and Nancy Kennedy, by deed of record in Instrument No. 20100506-0034837 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 132 Green Street, Nashville, TN 37210
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 29th day of July, 2020.

W. Michael Kennedy

Nancy Kennedy

State of Tennessee
County of Davidson

Personally appeared before me W. Michael Kennedy and Nancy Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2020.

Notary Public
My Commission Expires: 11-26-22

File No.: 14841

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY