BOOK 9820 PG 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY NFANB-95-1276
EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 | 3 Maryland Farms Suite 210, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hughie Elliott, Jr. (NAME)	First American National Bank (NAME)	MAP 75-6
4957 Shadowlawn Drive (ADDRESS)	First American Center (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	PARCEL 48

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, WE, Charles W. Kellar and wife, Dean Kellar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hughie Elliott, Jr. and wife, Michelle Gullo Elliott

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 Lot No. 45 on the Plan of Hidden Hills, as of record in Plat Book 4860, Page 43, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charels W. Kellar and wife, Dean Kellar by deed from Randy B. Shook and wife, Anna Shook of record in Deed Book 9599, page 217, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4938, page 337, Register's Office for said County.

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

0109224
IDENTIF. & REFERENCE

95 OCT -6 AM 8:31
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3600 10/06 0101 03CHECK 289.33

unimproved ( )
This is improved (X) property, known as 4957 Shadowlawn Drive, Hermitage, Tennessee 37076
(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 our hand s this 29th day of September, 19 95

Charles W. Kellar

Charles W. Kellar

Dean Kellar

Dean Kellar

BOOK 9820 PG 40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Kellar and wife, Dean Kellar

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1995.

Commission expires 5/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

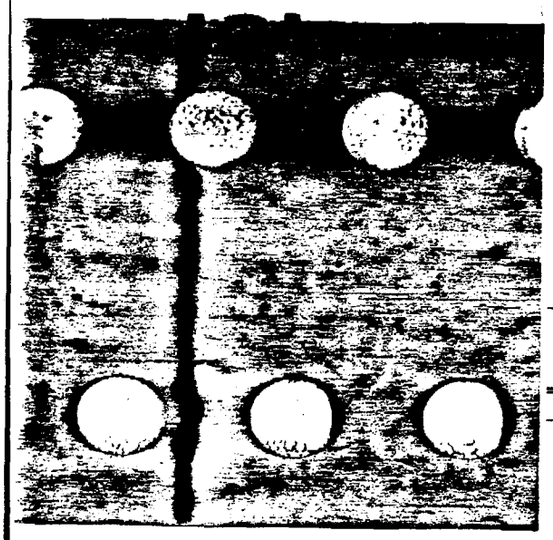
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

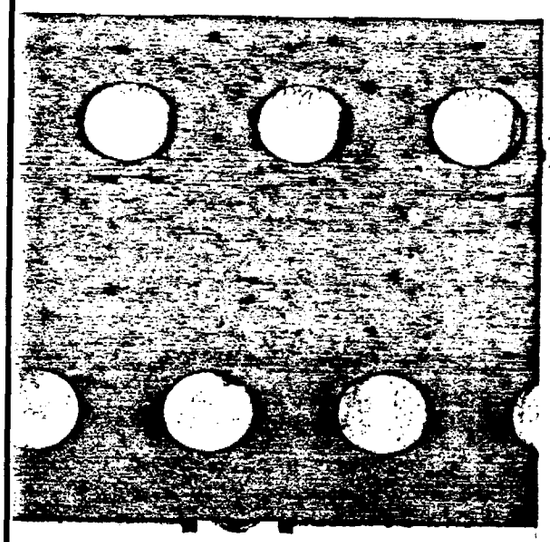
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9820 PG 41

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75900.00
MOR TX 280.83
ERR CO
MOR TX 280.83-
CON TX 280.83
PRFEE 1.00
MISC 8.00
TOTAL 289.83
CHECK 289.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109224
IDENTIF. ↑ REFERENCE

95 OCT -6 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

10/06/95 01 08:32 0001 3600

No. 962372