Davidson County DEEDWARR
Recvd: 03/12/01 08:46 2pgs
Fees:11.00 Taxes:277.50

20010312-0023160

WARRANTY DEED

KELLAM-H01078

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Shani Kellam
Affiant

Subscribed and sworn to before me, this 2nd DAY OF February, 2001.

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: Oct. 9, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shani Kellam (NAME)	Columbia National Inc. (NAME)	150-07-254
3217 Oakview Ct. (ADDRESS)	P.O. Box 3050 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHIRLEY L. BRUNNER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHANI KELLAM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17-A on the Plan of Lot 17 Zone Lot Division Lakeshore Woods, Section 2, of record in Plat Book 5200, Page 608 and revised in Book 6250, Page 108, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shirley L. Brunner, unmarried, by Deed from Rhonda L. McMillan (Talley) executed 5-27-97 and filed for record 5-29-97 in Book 10470, Page 512, said Register's office.

This is improved (X) property, known as 3217 Oakview Ct., Antioch, Tennessee 37013
unimproved ( )
(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 hand(s) this 23rd day of February, 2001.

Shirley L. Brunner
Shirley L. Brunner, Unmarried

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Shirley L. Brunner, Unmarried , the bargainor(s) 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. Witness my hand and official seal at Antioch, Tennessee, this 23rd day of February, 2001.

My Commission Expires: 10-9-2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

Notary Public

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 23rd day of February, 2001.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☒ 113 Hazel Path
Hendersonville, Tennessee 37075

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