# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: January 6, 2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/28/01 10:03 2pgs
Fees:11.00 Taxes:325.23

20010628-0068506

VALERIE HOUSE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry Bruce Keely Jr. | Mortgage Investors Group | 162<br>151 |
| (NAME)<br>106 Barella Court | (NAME)<br>8320 Esat Walker Springs Lane | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Kenneth Mabry, Jerry Mabry and Harold Mabry, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Bruce Keely, Jr., 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. 781 on the Plan of Antioch Park, Section 5, as of record in Plat Book 4460, Page 58, Register's 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 Kenneth Mabry and Jerry Mabry and Harold Mabry Sr. by deed from Mark S Smith and wife Christine A Smith of record in Deed Book 7362, page 295, Register's Office for said County.

Being the same property conveyed to Kenneth Mabry and Jerry Mabry and Harold Mabry Sr. by deed from Mark S. Smith and wife Christine A. Smith of record in Deed Book 7362, page 295, Register's Office for said County.

Subject to all matters as set forth per Plat Book 44601, Page 58, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4562, Page 949, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Taxes for the year 2000 paid in the amount of $737.76 and all subsequent years, a lien, but not yet due and payable.

unimproved ☒

This is improved ☐ property, known as 106 Barella Court, Antioch, TN 37013

(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 22nd day of June, 2001.

Harold Mabry Sr. by Kenneth W Mabry Sr.
Harold Mabry Sr.

Kenneth Wayne Mabry Sr.
Kenneth Mabry

Jerry Ray Mabry Sr.
Jerry Mabry

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 Jerry Ray Mabry and Kenneth Wayne Mabry the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of June 2001.

My Commission Expires: 1/6/2004

1/6/2004
Notary

VALERIE HOUSE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 6/22/2001, before me personally appeared Kenneth Wayne Mabry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Harold G. Mabry, Sr. , and who acknowledged that he executed the same as the free act and deed of the said Harold G. Mabry Sr. by virtue of that Power of Attorney, duly executed by the said Harold G. Mabry Sr. and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee. Being recorded simultaneously herewith.

Witness my hand and official seal at Brentwood, this 22nd day of June, 2001. Inst #

20010628-0068505

My Commission Expires: 1/6/2004

Notary Public

VALERIE HOUSE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

**File Number: 12106027**
**RETURN TO:**
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027