Box 13

File # 3291

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Heidi Jo Clagh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2002.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas McKinley Montgomery	Equity Services, Inc. d/b/a Affordable Funding	136-7-27
(NAME) 105 Timber Ridge Drive	(NAME) 553-D Pylon Drive	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Raleigh NC. 27606	
(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, Christopher A. Kelley and Lisa L. Kelley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas McKinley Montgomery ~~married~~, 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: * Jr. and wife Lisa Montgomery

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Priest Lake Park, Section 2, of record in Plat Book 4175, Pages 56, 57, and 58, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher A. Kelley and wife, Lisa L. Kelley, by deed of record in Book 6919, Page 774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record. 20020611-0071046

This instrument is executed on behalf of Christopher A. Kelley and Lisa L. Kelley by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____ and Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20020611-0071045

unimproved ☐
This is improved ☒ property, known as 105 Timber Ridge Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 06/11/02 14:11 2pgs
Fees:13.00 Taxes:436.23

20020611-0071047

Witness my/our hand(s) this 31st day of May, 2002.

Christopher A. Kelley

Lisa L. Kelley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of May, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Christopher A. Kelley and Lisa L. Kelley and who acknowledged that she executed the same as the free act and deed of the said Christopher A. Kelley and Lisa L. Kelley, through Power of Attorney granted her by the said Christopher A. Kelley and Lisa L. Kelley.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006