WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/25/03

(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-3006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Kelly	First Horizon Home Loan Corporation	052-08-0-117.00
(NAME)	(NAME)	
1505-1507 Meadow Bend	181 East Main Street, #6	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	
(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, Arthur O. Woodall and wife, Jean L. Woodall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Kelly, 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. 2 on the plan of Meadow Bend, Section Two, of record in Book 5800, Page 275, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur O.. Woodall and wife, Jean L. Woodall by deed from Joe G. Allison and wife, Dorothy S. Allison dated June 15, 1989, of record in Book 7867, Page 278, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1505-1507 Meadow Bend, Madison, TN 37115

(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 hands this 28th day of August, 2002.

Arthur O. Woodall

by Jean L. Woodall Atty in fact

Jean L. Woodall by Arthur O. Woodall, Atty in fact

Davidson County DEEDWARR
Recvd: 08/30/02 14:40 2pgs
Fees:13.00 Taxes:434.75

20020830-0105443

STATE OF TENNESSEE

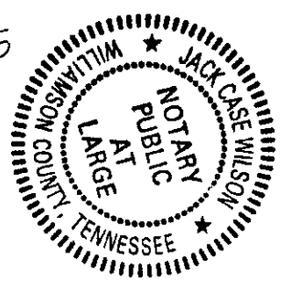
COUNTY OF WILLIAMSON

JLW

Jean L. Woodall ~~Arthur O. Woodall~~ Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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 Brentwood, Tennessee this 28th day of August, 2002.

Commission expires: 4/16/06



Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

JLW

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jean L. ~~Arthur O.~~ Woodall known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Arthur O. ~~Lewis~~ Woodall, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said ~~Jean~~ Arthur O. ~~L.~~ Woodall. Witness my hand and Notarial Seal this 28th day of August, 2002.

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027