WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/02/03 14:10 2pgs
Fees:13.00 Taxes:185.00

20030102-0000525

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

B-3257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly A. Paetz	Holly A. Paetz	083-01-0-271.00
(NAME)	(NAME)	
1038 Petway Avenue	1038 Petway Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Frank Ronnie Kelly Sr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly A. Paetz and husband, Charles R. Paetz, 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:

Lot No. 12 on the Map of Subdivision of the Lands of the Heirs of Mrs. Sallie L. Johnson, of record in Book 332, Page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thurman Rutherford and wife, Annie G. Rutherford by Warranty Deed from Agnes Petty, dated April 11, 1974, of record in Book 4805, Page 462, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Annie G. Rutherford by Quitclaim Deed from Thurman Rutherford, dated January 29, 1979, of record in Book 5390, Page 664, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Frank Ronnie Kelly, Sr. by Quitclaim Deed from Annie G. Rutherford, dated March 13, 2001, of record in Instrument Number 20010320-0026716, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Annie G. Rutherford by Quitclaim Deed from Frank Ronnie Kelly, Sr., dated November 7, 2001, of record in Instrument Number 20011107-0122140, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Frank Ronnie Kelly, Sr. by Quitclaim Deed from Annie G. Rutherford, dated April 8, 2002, of record in Instrument Number 20020409-0043190, Register's Office for Davidson County, Tennessee.

This document executed by Frank Ronnie Kelly, Sr. on behalf of Jo Anna Kelly pursuant to Power of Attorney of record in Instrument Number 20030102000594, 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 1038 Petway Avenue, Nashville, TN 37206

(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 hand this 20th day of December, 2002

Frank Ronnie Kelly, Sr.
Frank Ronnie Kelly Sr.

Jo Anna Kelly By Frank Ronnie Kelly, Sr.
Jo Anna Kelly
Atty - In Fact

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 Frank Ronnie Kelly Sr., married 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 Nashville, Tennessee this 20th day of December, 2002.

Commission expires: 11/27/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Frank Ronnie Kelly, Sr., known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jo Anna Kelly, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jo Anna Kelly. Witness my hand and Notarial Seal this 20th day of December, 2002.

Notary Public

My Commission Expires: 11/27/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

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