WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 16:04 2 pgs
Fees:13.00 Taxes:360.01

20051020-0126904

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris Lynn Davis	New Owner	108-16-242
(NAME)	(NAME)	
906 Hammack Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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,

Joseph D. Kelly, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Iris Lynn Davis,

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:

Land in Davidson County, Tennessee, being Lot No. 127A on the Plan of Zone Lot Division, Lots 127 and 128 Percy Priest Woods, Section Four, of record in Book 6250, Page 826, Register's Office for said County, and also shows as part of Lot 127 on the Final Plat, Section Four, Percy Priest Woods Subdivision of record in Book 6250, Page 356 and 357.

Said Lot No. 127A, which is a corner lot, fronts 19.66 feet on the southerly margin of Hammac Drive and fronts 78.75 feet on the westerly margin of Woodmaker Court, said frontages being joined by a curve having a length of 36.31 feet, and extends back 109.99 feet on the westerly line and 67.23 feet on the southerly line, to a point of intersection.

Being same property conveyed to Joseph D. Kelly, unmarried by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. dated April 28, 2004, of record in Instrument No. 20040510-0053099, as re-recorded in Instrument No. 20040928-0116576 Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 200 Woodmaker Court, Nashville, TN 37214
Mailing Address: 906 Hammack Drive, Nashville, TN 37214
(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 17th day of October 2005.

Joseph D. Kelly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 17th day of October, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Joseph D. Kelly, an unmarried person, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

