WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/06 15:42 2 pgs
Fees:13.00 Taxes:508.71
20060508-0053700

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$137,489.00.**

Affiant

Subscribed and sworn to before me this 3 day of May, 2006

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Thomas B. Kelly Jr.	new owner	075-09-0-104.00
223 Jacksonian Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dorothy J. McNeil and husband, Kenneth McNeil**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas B. Kelly Jr. and Sherri L. Kelly, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 248 on the plan of Hermitage Hills Subdivision, Section 2 (Revised), of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 248 fronts 80.0 feet on the northerly margin of Jacksonian Drive and runs back between lines measuring 167.7 feet on the easterly line and 175.2 feet on the westerly line to a dead line in the rear, measuring 80.4 feet thereon.

Being the same property conveyed to Richard E. Bolin and wife, Dorothy Joan Bolin , by deed from Rose M. Trisdale, a widow, on April 26, 1969, of record in Book 4328, page 953, Register's Office for Davidson County, Tennessee. The said Richard E. Bolin having died leaving property to Dorothy Joan Bolin by right of survivorship. Said Dorothy Joan Bolin having since re-married and now known as Dorothy J. McNeil

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 075-09-0-104.00.
- Subject to all matters as shown on the Plan of record in Book 2900, page 112, Register's Office Davidson County, Tennessee.

This is improved property known as: **223 Jacksonian Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 3, 2006.

Dorothy J. McNeil
Dorothy J. McNeil

Kenneth D. McNeil
Kenneth McNeil

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dorothy J. McNeil and husband, Kenneth McNeil** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 3, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

