# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/06 14:22 2 pgs
Fees:13.00 Taxes:438.82

20060926-0119130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/13/08

(AFFIX SEAL)

SHARI A HAYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Angela D. Gibbs | New Owner | 32-9-39 |
| (NAME) | (NAME) | |
| 1610 Fall Drive | | 39-9-39 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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, Shannon Kelley f/k/a Shannon Elizabeth Hoyt, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela D. Gibbs, 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. 122, on the plan of Timbertrail, Section 6, as shown on plat of record in Plat Book 6900, Page 263, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shannon Elizabeth Hoyt, unmarried by Warranty Deed dated February 12, 2004, as of record in Instrument No. 20040217-0018188, Register's Office for Davidson County, Tennessee.

Brad Kelley, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 1610 Fall Drive, Nashville, TN 37207

(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 ~~25~~ 18th day of August, 2006.

Shannon Kelley f/k/a Shannon Elizabeth Hoyt

Shannon Kelley f/k/a Shannon Elizabeth Hoyt

~~Brad~~ Kelley

Brad Kelley

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Kelley f/k/a Shannon Elizabeth Hoyt and Brad Kelley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2006.

Commission expires: 9/3/08

Notary Public

SHARI A. HAYS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY