Davidson County DEEDWARR
Recvd: 11/07/06 10:59 2 pgs
Fees:13.00 Taxes:333.00

20061107-0138464

File No. 260901185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne A. Angel	American Home Mortgage	049-00-0-103.00
(NAME) 3800 Whites Creek Pike	(NAME) P.O. Box 660029	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Dallas, TX 75266-0029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William P. Kelly, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne A. Angel, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated April 7, 1955, as follows:

BEGINNING in the center of Whites Creek Pike at the Southeast corner of the property conveyed to James N. Pirtle and wife, by Deed from P. M. Chaffin and wife, of record in Book 2346, Page 624, Register's Office for said County; thence, with the center of said Pike, south 38 deg. 20' East 100 feet to an iron pin, the Northeast corner of the property conveyed to Burton N. Barnes and wife, by Deed from P. M. Chaffin and wife, of record in Book 2395, Page 46, said Register's Office; thence, with the northwesterly line of said Burton property, South 59 deg. 20' West 1030 feet to an iron pin in the center of Whites Creek; thence, with the center of said Creek northwardly 100 feet to the southeasterly line of said Pirtle property; thence, with said line, North 48 deg. East 962 feet to the point of beginning.

Being the same property conveyed to William P. Kelly, unmarried, by deed dated 04/04/1985 from Burton E. Sears and wife, Christine E. Sears, of record in Book 6528, Page 423, Register's Office for Davidson County, Tennessee. The said William P. Kelly, having since married, but his spouse, never resided at property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3800 Whites Creek Pike, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 31st day of October, 2006.

William P. Kelly

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 WILLIAM P. KELLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 31 day of October, 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260901185

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072