BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

File No. 271100431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Exp. 3/21/09

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/06/07 10:43 3 pgs
Fees:18.00 Taxes:721.13
20071206-0141290

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela D. Sumner	NEW OWNER	146-08-0-101.01
(NAME) 4928 Monterey Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, Michael Kelley, Zane Kelley, Carolyn Kelley, and Kevin Kelley, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela D. Sumner, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 294, Section Four, Crieve Hall Estates of record in Plat Book 2133, page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Joseph Kelley Sr. and wife, Lillian M. Kelley by Warranty deed from Brentwood Homes, Inc. of record in Deed Book 2279, page 22, Register's Office for Davidson County, Tennessee. James Joseph Kelley having predeceased Lillian M. Kelley and Lillian M. Kelley having died, vesting the property in Michael Kelley, Zane Kelley, Carolyn Kelley and Kevin Kelley as her only heirs at law as shown by Affidavit of Heirship recorded simultaneously herewith, in Instrument No. 20071206 - 0141289, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 2133, Page 80, Register's Office of said County.

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 4928 Monterey Drive, Nashville, TN 37220
(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), 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), 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 22nd day of November, 2007.

Michael Kelley

Zane Kelley

Carolyn Kelley

Kevin Kelley

STATE OF FLORIDA

COUNTY OF Flagler

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Michael Kelley, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of November, 2007.

My Commission Expires: 4/10/08

Notary Public

JEAN B. SHULER
Notary Public, State of Florida
My comm. exp. Apr. 10, 2008
Comm. No. DD 388951

STATE OF FLORIDA
COUNTY OF Flagler

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Zane Kelley, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of November, 2007.

My Commission Expires: 4/10/08

Notary Public

JEAN B. SHULER
Notary Public, State of Florida
My comm. exp. Apr. 10, 2008
Comm. No. DD 388951

STATE OF FLORIDA
COUNTY OF Flagler

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn Kelley, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of November, 2007.

My Commission Expires: 4/10/08

Jean B. Shuler
Notary Public

JEAN B. SHULER
Notary Public, State of Florida
My comm. exp. Apr. 10, 2008
Comm. No. DD 388951

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Flagler

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kevin Kelley, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of November, 2007.

My Commission Expires: 4/10/08

Jean B. Shuler
Notary Public

JEAN B. SHULER
Notary Public, State of Florida
My comm. exp. Apr. 10, 2008
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File Number: 271100431

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064