File No. 290800172

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Christy Marie Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

JULIA A. ... STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090061376 DEEDWARR
Recvd: 09/08/09 10:24 2 pgs
Fees:13.00 Taxes:584.23
20090908-0083899

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Marie Kelley	First Community Mortgage, Inc.	Map 065-09-0 Parcel 079.00
(NAME)	(NAME)	
4888 Whittier Drive	1610 S. Church St. Ste A	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Sheri Prosser**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Christy Marie Kelley and husband Jeremiah Kelley,** 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. 113 on the Plan of Section Three, Sherwood Forest, as of record in Plat Book 4960, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sherri Prosser, a married woman by Deed dated May 1, 2009 from Citifinancial, Inc. of record in Instrument No. 20090526-0047933, Register's Office for said County. Said property previously conveyed to Citifinancial, Inc. by Substitute Trustee's Deed recorded in Instrument number 200801813-0083116 and filed for record on August 13, 2008, Register's Office for said County. Said property previously conveyed to Christopher P. Mosley and Suzanne Mosley, husband and wife, by deed dated October 31, 2003 from Lucy M. Crittenden, single of record in Instrument No. 20031107-0163702, Register's Office for said County.

This property is subject to: Taxes for the year 2009 and subsequent years, a lien; Subject to all matters as set forth on the plat of record in Plat Book 4960, Page 81, Register's Office of said County.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

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 4888 Whittier Drive, Old Hickory, TN 37138
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 1st day of September, 2009.

Sherri Prosser

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheri Prosser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of September, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

File Number: 290800172

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY