Davidson County DEEDWARR
Recvd: 08/12/11 16:16 4 pgs
Fees:23.00 Taxes:1135.90
**20110812-0062499**

Prepared by:
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $307,000.00

Carlton B Kelley
Affiant

Subscribed and sworn to before me, this 12th day of August 2011.

Notary Public
My commission expires: 1-27-15

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Carlton B. Kelley<br>8199 Poplar Creek Rd.<br>Nashville TN 37221 | Same | 155020A04300CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James A. Foran and wife Ann S. Foran hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Carlton B. Kelley and wife Donna A. Kelley hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Montcastle Estates of record in Plat Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 43 fronts 86.00 feet on the southeasterly margin of Poplar Creek Road and extends back between parallel lines 126.88 feet to a dead line in the rear, measuring 86.00 feet thereon.

Being the same property conveyed to James A. Foran and wife, Ann S. Foran by deed from Terry Craft and wife, Teresa Craft of record in Instrument No. 20040831-0105192, dated 08/27/04, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Montcastle

Estates of record in Book 6900 Page 326 and 327, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7170 page 926, and amended in Book 7260, page 295 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Montcastle Homeowners Association of record in Book 7421 Page 27 5) Easement as set forth in instrument recorded in Book 9161 Page 847 6) Easement as set forth in instrument recorded in Book 8068 Pages 271, 276, 281, 286, 291, 296, and 508.

This property is improved property known as 8199 Poplar Creek Rd., Nashville, Tennessee 37221

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 12th day of August, 2011.

James A. Foran

Ann S. Foran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

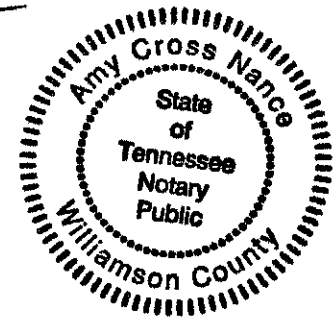
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Foran and Ann S. Foran, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August, 2011.

Notary Public

My Commission expires: 2/23/15

FILE NO: 06861



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

