Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077283 DEEDWARR
Recvd: 12/07/11 10:18 2 pgs
Fees:13.00 Taxes:455.10
20111207-0095409

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November 2011.
Notary Public
MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua M. Kelley and Heidi L. Kelley	Primary Residential Mortgage, Inc.	10812018500
(NAME) 3333 Quail Run Court	(NAME) 5115 Maryland Way Ste 139	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN, 37027	
(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/WE, **Ashley Kingsbery Jackson**, formerly known as, Ashley Kingsbery, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua M. Kelley and Heidi L. Kelley**, husband and wife 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. 21 on the Plan of Trailwood Subdivision, Section 3, of record in Plat Book 6900, Page 67, Register's Office for said County.

Said Lot No. 21 fronts 80.00 feet on the northeasterly margin of Quail Run Court and extends back between Parallel lines 126.00 feet to a dead line.

Being the same property conveyed to Ashley Kingsbery, unmarried, and Dustin Mumaw, unmarried, by Warranty Deed from Cathy A. Lush dated August 31, 2004 and filed of record on September 17, 2004 in Instrument Number 20040917-0112189, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Ashley Kingsbery by Quitclaim Deed from Dustin Mumaw dated March 28, 2005 and filed of record on June 28, 2005 in Instrument Number 20050628-0074264, Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved X property, known as 3333 Quail Run Court, Nashville, TN 37214

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, has 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 our hands this 10 day of **November, 2011**

Ashley Kingsbery Jackson, f/k/a
Ashley Kingsbery

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned authority, **Ashley Kingsbery Jackson, f/k/a**, Ashley Kingsbery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of **November, 2011**

ADRIAN ARRIAGA
Notary Public, State of Texas
My Commission Expires
JUNE 29, 2014

Notary Public

My commission expires: June 29th, 2014