File No.0204120001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2012

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120015785 DEEDWARR
Recvd: 03/05/12 08:45 2 pgs
Fees:13.00 Taxes:995.30

20120305-0018757

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell P. Downs	First-Citizens Bank + Trust Co	082-16-0-276.00
(NAME)	(NAME)	
934 Fatherland Street	P.O. Box 4500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hendersonville, NC 28739	
(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, We, **Murtha G. Kellrooney and wife, Michele S. Kellrooney** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Darrell P. Downs**, 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 Davidson County, Tennessee, being Lot No. 105 and the western 30.0 feet of Lot No. 104 of Barrow's Addition to Edgefield, now East Nashville, Tennessee, as per plan recorded on Plat Book No. 1, Page 13, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 105 and the western 30.0 feet of Lot No. 104 together front 80.0 feet on the south side of Fatherland Street and run back between parallel lines 195.0 feet to an alley.

Being the same property conveyed to Murtha G. Kellrooney and wife, Michele S. Kellrooney, by deed from Joel A. Emerson and wife, Ann M. Bassett, of record in Instrument No. 20030513-0064089, dated April 28, 2003, said Register's Office.

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 934 Fatherland Street, Nashville, TN 37206
(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), THEIR 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), 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/our hands this 25 day of February, 2012.

Murtha G. Kellrooney

Michele S. Kellrooney

STATE OF S.C.
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within names Murtha G. Kellrooney and Michele S. Kellrooney, 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 Aiken, SC this 25th day of Feburary, 2012.

Commission expires: NANCY F. ROBERTS
Notary Public - State of South Carolina
My Commission Expires February 2, 2019

Notary Public

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RETURN TO:
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Nashville, TN 37215