BILL GARRETT, Davidson County
Trans:T20130005361 DEEDWARR
Recvd: 01/18/13 13:34 2 pgs
Fees:13.00 Taxes:580.90

20130118-0006351

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: ALW-AGL-12-213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/08/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. Canupp Jr. and Andrea S. Canupp	F+M Bank	132-9-B-205.00
(NAME)	(NAME)	
213 Brattlesboro Place	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Clarksville TN 37040	
(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, I/WE, **EUGENE F. KELLY AND JENNIFER S. KELLY (D/B/A KELLY INVESTMENTS)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHARLES J. CANUPP JR. AND ANDREA CANUPP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

** husband and wife

Land in Davidson County, Tennessee, being Unit 205, on the plan of BRATTLESBORO PLACE, as shown of record in Plat Book 5200, Page 731, as established under Master Deed of record in Book 6313, Page 496, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Eugene F. and Jennifer S. Kelly (d/b/a Kelly Investments) by Warranty Deed from Lee Ann Ellis Smith, married, dated December 31, 2003, of record in Instrument Number 20040130-0011942, in the Register's Office of Davidson County, Tennessee.

Eugene F. Kelly executes this document on behalf of Jennifer S. Kelly by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20130118-0006350, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 213 Brattlesboro Place, Nashville, TN 37204
(House Number) (Street) (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 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 hand(s) this 7 day of January, 2013.

Eugene F. Kelly, individually

Jennifer S. Kelly, individually
by Eugene F. Kelly, Attorney in Fact

KELLY INVESTMENTS:

Eugene F. Kelly, Co-Owner

Jennifer S. Kelly, Co-Owner
by Eugene F. Kelly, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 7 day of January, 2013, before me personally appeared Eugene F. Kelly to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer S. Kelly and who acknowledged he executed the same as the free act and deed of the said Jennifer S. Kelly, as an individual and as Co-Owner of Kelly Investments.

Witness my hand and official seal, this the 7 day of January, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene F. Kelly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as an individual and as Co-Owner of Kelly Investments.

Witness my hand and official seal, this the 7 day of January, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.