WARRANTY DEED 19355

BILL GARRETT, Davidson County
Trans:T20130036935 DEEDWARR
Recvd: 05/03/13 10:03 2 pgs
Fees:13.00 Taxes:707.18
20130503-0044765

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,131.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF APRIL, 2013.**

Notary Public

MY COMMISSION EXPIRES: 5-2-2016

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara Kelly	Mortgage Research Center dba Veterans United Home Loans	**183-05-0-A 288.00 CO**
(NAME)	(NAME)	
5821 Pekay Court	2101 Chapel Plaza Ct. #107	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Kelen F. Taylor and husband, Tony H. Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clara Kelly and Wayne Kelly**, 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. **476** on the Plan of **October Woods**, a planned unit development, Phase Four, Section Seven "B" of record in Instrument No. **20000907-0088378**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Kelen F. Taylor** by deed of record in Instrument 20080507-0047271, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **5821 Pekay Court, Antioch, TN 37013**

(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 we do covenant with the said GRANTEES 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 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/our hand(s) this 25th day of April, 2013.

Tony H. Taylor

Kelen F. Taylor

Tony H. Taylor

Kelen F. Taylor

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kelen F. Taylor and Tony H. Taylor 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 Smyrna, Tennessee, this 25th day of April, 2013.

Commission expires:5/23/16

Notary Public

