This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130048250 DEEDWARR
Recvd: 06/10/13 13:31 2 pgs
Fees:13.00 Taxes:499.50
20130610-0058736

ADDRESS NEW OWNER:
James Robert Kelly
958 Carlin Street
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

MORTGAGEE:

MAP & PARCEL
33-1-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sally B. Hanneman,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James Robert Kelly,** Unmarried, hereinafter called the GRANTEE, his 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 the northerly 154.0 feet of Lot No. 49 on the Plan of Plantation Estates, Section 3, of record in Plat Book 3700, page 141, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 49 fronts 154.0 feet on the East side of Carlin Street and runs back 356.5 feet on the southerly side line and 385 feet, more or less on the northerly side line and measures 72.8 feet across the rear lot line.

Being the same property conveyed to Sally B. Hanneman by deed ~~dated~~ from Glenda A. Jackson Hare and husband, Robert S. Hare, dated 5/25/94 and recorded 5/26/94 of record in Book 9357, page 289, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **958 Carlin Street, Goodlettsville, Tennessee 37072.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **31st** day of **May, 2013.**

Sally B. Hanneman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sally B. Hanneman**,unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2013.

NOTARY PUBLIC

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3-26-17