This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130049003 DEEDWARR
Recvd: 06/11/13 15:57 3 pgs
Fees:18.00 Taxes:421.80
20130611-0059534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $114,000.00

Affiant

Subscribed and sworn before me this the 15th day of May, 2013.

Notary Public
My commission expires: 8.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2015

WARRANTY DEED

Address of New Owner:
Sherrie L Chesser
319 Bonnaridge Drive
Hermitage, TN 37076

Send Tax Bill to:
Franklin Synergy Bank
3301 Aspengrove Dr.
Franklin TN 37067

Tax Information:
75-13-174

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHRYN L. SELLEY AND THOMAS W. SELLEY, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHERRIE L CHESSER, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hermitage Hills Subdivision of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 56 fronts 80.0 feet on the northerly side of Bonnaridge Drive and runs back between lines measuring 157.70 feet on the westerly side and 122.0 feet on the easterly side to a broken line in the rear on which it measures 113.1 feet.

Being the same property conveyed to Kathryn L. Selley and husband Thomas W. Selley by Quitclaim Deed of record in Instrument No. 20090724-0069772; date July 23, 2009; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 319 Bonnaridge Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 15th day of May, 2013.

Kathryn L. Selley

Thomas W. Selley
By Kathryn L Selley As His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn L. Selley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2013.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Kathryn L. Selley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas W. Selley, by Specific Power of Attorney dated May 9, 2013, and who acknowledged that he executed the same as the free act and deed of Thomas W. Selley.

Witness my hand and official seal this 15th day of May, 2013.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hermitage Hills Subdivision, of record in Book 2900, Pages 48 and 49, R.O.D.C., Tennessee, described as follows:

Lot No. 56 fronts 80.0 feet on the northerly side of Bonnaridge Drive and runs back between lines measuring 157.7 feet on the westerly side and 122.0 feet on the easterly side to a broken line in the rear on which it measures 113.1 feet.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN L. SELLEY AND HUSBAND, THOMAS W. SELLEY BY QUITCLAIM DEED FROM DAVID KENNEDY, JR. TRUSTEE DATED 07/23/2009 RECORDED ON 07/24/2009 IN INSTRUMENT NO. 20090724-0069772 SAID REGISTER'S OFFICE FOR SAID COUNTY.