BILL GARRETT, Davidson County
Trans:T20130052562 DEEDWARR
Recvd: 06/21/13 09:26 2 pgs
Fees:13.00 Taxes:277.50
20130621-0063657

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00.

Cheri Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of June, 2013.

Nichole M. Goade
Notary Public

NICHOLE M. GOADE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 2-6-2017

Commission Expiration: 2.6.17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kristina L. Wood 901 E. Old Hickory Blvd. Madison, TN 37115	SAME AS NEW OWNER.	04313005300, 04313007200 & 04313007300

WARRANTY DEED

FOR AND IN 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, Thomas Edward O'Kelly and wife, Juanita O' Kelly, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristina L. Wood, married 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:

Property known as 224 Old Hickory Blvd. & 225 & 229 Maple St. Madison, TN 37115, County of Davidson

Being Lot Nos. 49, 60 and 61 in Block B on the Plan of Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, Page 44, Register's Office for said County, and more particularly described as follows:

Said Lot No. 49 fronts 50 feet on the south side of Old Hickory Boulevard and runs back southerly between parallel lines 150 feet to a dead line. Said Lot Nos. 60 and 61 together front 100 feet on the northerly side of Maple Street and extend back northerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Thomas Edward O'Kelly and wife, Juanita O'Kelly by deed from Grady L. Nix and wife, Mildred C. Nix dated 4/6/1978 filed of record in Book 5270, Page 859, said Register's Office.

Tax Map and Parcel ID is as follows 04313005300, 04313007200 &04313007300

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 224 Old Hickory Blvd. & Lots located at 225 & 229 Maple St., Madison, TN 37115

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 unemcumbered, 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 hand this 19th day of June, 2013.

Thomas Edward O'Kelly

Juanita O' Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2013, before me personally appeared Thomas Edward O'Kelly and Juanita O' Kelly, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of June, 2013.

Notary Public

Commission Expiration: 2.6.17

NICHOLE M. GOADE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 2-6-2017