BILL GARRETT, Davidson County
Trans:T20140000962 DEEDWARR
Recvd: 01/06/14 13:33 2 pgs
Fees:13.00 Taxes:153.55
20140106-0001230

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $41,500.00.

Affiant

Subscribed and sworn to before me, this 31 day of December, 2013.

Notary Public:
My Commission Expires: 10/18/16

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Barry Bryant Kelley 644 Delaware Ave Madison, TN 37115	Barry Bryant Kelley New Owner	04305024500

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Susan Nell Kennedy, now known as Susan Kennedy Chopson, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barry Bryant Kelley, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Real estate located in the 11th Civil District of Davidson County, Tennessee, being more specifically described as follows:

Tract No. 1, Block "F" of the Woodlawn Estates, a plat of which is of record in Book 843, page 82, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract No. 2, Block "F" of the Woodlawn Estates, a plat of which subdivision is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan Nell Kennedy by Warranty Deed from Beatrice B. Houdeshell and husband, Raymond E. Houdeshell, dated March 20, 1978, recorded March 23, 1978 in Book 5264, Page 954, Register's Office for Davidson County, Tennessee. Deed of Correction dated April 27, 1978, recorded May 15, 1978 in Book 5285, Page 559, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property Taxes for the year 2013.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book843, Page 82, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 644 Delaware Avenue, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31 day of December, 2013.

Susan Kennedy Chopson

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Susan Kennedy Chopson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of December, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Witness my/our hand(s) this the 17 day of December, 2013.

Kevin M. Chopson

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kevin M. Chopson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 (DTS) day of December, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:
Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075