BILL GARRETT, Davidson County
Trans:T20140006019 DEEDWARR
Recvd: 01/27/14 12:54 2 pgs
Fees:13.00 Taxes:436.60
20140127-0007285

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 21st day of January, 2014.

Janel L. Johnson
Notary Public
My commission expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06-1312-75433

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda H. Anderson	PINNACLE BANK	064-12-0-A-126.00
126 Saddle Tree Court	150 3rd AVENUE SOUTH, STE. 900	
Hermitage TN 37076	NASHVILLE, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wayne Kelly and Wanda Kelly, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linda H. Anderson, an unmarried woman** hereinafter called the Grantees, their successors 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 Unit No. 126 (erroneously referenced in prior deed as property Map Number 126), on the Plan of Section One, Fox Run Condominium Apartments, as established by the Master Deed of record in Book 4956, Page 582, as amended in Book 8510, Page 92, and as shown on the plan of record in Book 4860, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Kelly and Wanda Kelly, husband and wife by deed from George E. Manson, a single man, dated September 24, 2008, recorded September 30, 2008, of record in Instrument No. 20080930-0099252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **126 Saddle Tree Court, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 21st day of January, 2014.

Wayne Kelly

Wanda Kelly

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne Kelly and Wanda Kelly, 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 in Mt. Juliet, TN, this 21 day of January, 2014.

Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11-3-15