NEW OWNER:

John P. Kelly
Donna J. Kelly
303 30th Street
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0052

Map 053

Group 12-0

Parcel 151.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140012340 DEEDWARR
Recvd: 02/21/14 13:57 3 pgs
Fees:18.00 Taxes:271.89
20140221-0015129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Three Thousand Four Hundred Eighty-Five and 00/100 Dollars ($73,485.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TERRY E. REDMON and wife, PHYLUS A. REDMON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN P. KELLY and DONNA J. KELLY, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 8 of Block 17, on the Map of Dabbs & Elliott Subdivision, Old Hickory, Tennessee, of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **BEING the same property conveyed to Terry E. Redmon and wife, Phylus A. Redmon, by Warranty Deed from Cornerstone Investments, Inc., dated September 4, 2013, and of record in Instrument No. 20130905-0093507, Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 303 30th Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **February, 2014**.

Terry E. Redmon
TERRY E. REDMON

By: Phylus A. Redmon
Phylus A. Redon, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book 1541, Page 1943, ROWCT.

Phylus A. Redmon
PHYLUS A. REDMON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PHYLUS A. REDMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 18 day of **February, 2014**.

JONATHAN M. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

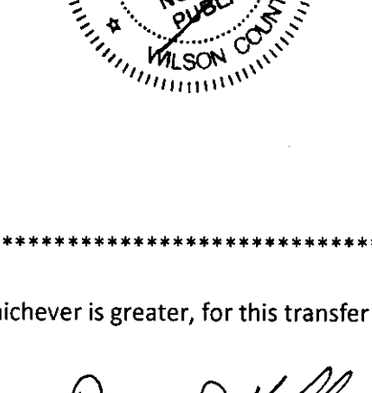
My commission expires: 3/28/2016

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PHYLUS A. REDMON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **TERRY E. REDMON**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 18 day of **February, 2014**.



NOTARY PUBLIC

My commission expires: 3/28/2016

****

The actual consideration or value, whichever is greater, for this transfer is $ **73,485.00**.

AFFIANT

Sworn to and subscribed to before me 18th day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 7-25-16