BILL GARRETT, Davidson County
Trans: T20140013280 DEEDWARR
Recvd: 02/26/14 09:09 2 pgs
Fees: 13.00 Taxes: 1267.25

20140226-0016274

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,500.00.

Affiant

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

Notary Public

My commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Harris Jent and Rebecca Elizabeth Jent	**New Owner**	**Map\Parcel: 160-04-0-002.00**
490 Oakley Drive		
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

Michael S. Kelley and wife, Jana M. Kelley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Harris Jent and Rebecca Elizabeth Jent, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Brentwood Hall, Section VI of record in Plat Book 2331, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 174 fronts 112.0 feet on the Northerly margin of Oakley Drive and extends back 187.4 feet on the Easterly line and 195.0 feet on the Westerly line to a dead line in the rear, measuring 112.3 feet thereon.

Being the same property conveyed to Michael S. Kelley and wife, Jana M. Kelley by Warranty Deed from Charlie G. Nichols and wife, Lindsay Marie Nichols of record at Instrument No. 20080630-0067373, Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on June 30, 2008.

490 Oakley Drive, Nashville TN 37220

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved (x) unimproved ( ) property known as 490 Oakley Drive Nashville, TN 37220.

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 that we 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; 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/our hand(s) this 21st day of February, 2014.

Michael S. Kelley by:
Jana M. Kelley, attorney in fact

Michael S. Kelley by Jana M. Kelley his Attorney in Fact

Jana M. Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jana M. Kelley the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2014.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jana M. Kelley, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Michael S. Kelley for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Michael S. Kelley, and is authorized by Michael S. Kelley to execute this instrument on his/her behalf.

This the 21st day of February, 2014.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140035AT**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027