BILL GARRETT, Davidson County
Trans:T20140024686 DEEDWARR
Recvd: 04/11/14 11:57 2 pgs
Fees:13.00 Taxes:962.00
20140411-0030530

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0197

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2014

Notary Public
Commission Expires: 7/2/17

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas E. Kellum Jr. 4273 October Woods Drive Antioch, TN 37013	Sun West Mortgage Company, Inc. 18303 Gridley Road Cerritos, CA 90703-6401	182-12-0A-071.00 CO

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, I/WE,

Tori M. Humphreys and Mary L. Humphreys

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas E. Kellum Jr.

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. 255 on the Plan of Phase Six, Section Three, Apple Valley, a Residential Planned Unit Development of record in Instrument No. 20050125-0008848, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tori M. Humphreys, unmarried and Mary L. Humphreys, unmarried, by Warranty Deed from Michael Sullivan Builders, GP, a Tennessee General Partnership, dated 2/17/06 and recorded 2/22/06 in Instrument No. 20060222-0020961, in the Register's Office of Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4273 October Woods Drive, Antioch, TN 37013.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of April, 2014.

Tori M. Humphreys

Mary L. Humphreys

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tori M. Humphreys and Mary L. Humphreys** 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 at Murfreesboro, Tennessee this 9th day of April, 2014.

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)

