BILL GARRETT, Davidson County
Trans:T20140043342 DEEDWARR
Recvd: 06/19/14 08:32 2 pgs
Fees:13.00 Taxes:462.50

20140619-0053422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

File No.: ALW-14-8020

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Jennings and Jane Jennings	Same	141-406
(NAME)	(NAME)	
8020 Hooten Hows Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLES JAMES KELLEY, JR., UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD JENNINGS AND WIFE, JANE JENNINGS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, on the Hooten-Hows Road, being a portion of 108.5 acre tract as of record in Book 106, Page 431, Register's Office and also of record in Will Book 51, Page 481, in the Office of the County Court Clerk for said County, and described according to a survey made in September, 1964, by S. H. Hutchison, as follows:

Beginning at a point in the center line of Hooten-Hows Road in the East line of the Troy Braswell Farm and also being the Southwest corner of the Agnes Archey Lands, opposite an iron stake on said line in the North margin of said Road; thence along the centerline of said Road, North 57° East 385 feet to a point in said Road with hackberry pointers; thence leaving said Road, passing through an iron stake in the Northerly margin thereof, North 32° West 566.5 feet to a stake in Troy Braswell's line with two hackberry pointers; thence with Braswell's East line and along an old fence, South 2° West 543 feet to a point and South 0° 30' East 151.8 feet to the point of beginning, containing 2.58 acres more or less.
(This description copied from the last deed of record)

Being the same property conveyed to Charles Kelley and wife, Irene Kelley by Warranty Deed from Agnes Hows Archey, date 08/24/1964, recorded 08/24/1964, in Deed Book 3804, Page 719, corrected in Deed Book 3824, Page 642, in the Register's Office of Davidson County, Tennessee. The said Irene Kelley having since died leaving Charles Kelley the surviving tenant by the entirety. The said Charles Kelley a/k/a Charles James Kelley having since died on or about 11/04/2013. The Last Will and Testament of Charles James Kelley devised said property to Edna Ann Kelley Locke. See Petition for Probate in RE: Charles James Kelley, Deceased- Case Number 13P-1946, Seventh Circuit Court for Davidson County, Probate Division.

Further being the same property conveyed to Charles James Kelley, Jr., by Executor's Deed from Edna Ann Kelley Locke and Charles James Kelley, Jr., Individually and as Co-Executors of the Estate of Charles James Kelley, for the express purpose of creating a fee simple in the Grantee, dated 05/08/2014, recorded 05/22/2014, in Insrument No. 20140522-0044367, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8020 Hooten Hows Rd, Nashville, TN 37221

(House Number) (Street) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17 day of June, 2014.

Charles James Kelley, Jr.

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles James Kelley, Jr., the within named bargainor, 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 the 17th day of June, 2014.

Notary Public
My Commission Expires: 4-17-17

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES APRIL 17, 2017

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171