NEW OWNER:
BILLY R. GRAY
4033 BRANDYWINE POINTE BLVD.
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0773

Map & Parcel No.: 04213008400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140055286 DEEDWARR
Recvd: 07/30/14 14:17 3 pgs
Fees:18.00 Taxes:536.50
20140730-0067999

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Five Thousand and 00/100 Dollars ($145,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARTHA CONE BECK, EXECUTRIX OF THE ESTATE OF ALMA J. G. KELLEY** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BILLY R. GRAY**, ("Grantee"), his heirs 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 23 on the Plan of Hedgewood Hills, Section Two, as shown on the plat of the same of record in Book 3700, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being generally described as follows:

Said Lot No. 23 fronts 105 feet on the southerly side of Foxboro Drive, and extends back 338.2 feet on the easterly line and 454.3 feet on the westerly line, to a broken line in the rear on which it measures 221.2 feet.

Being the same property conveyed to Sidwell M. Kelley and wife, Alma J. Kelley by Warranty Deed from J.D. Johnson and wife, Christine G. Johnson, dated May 6, 1971, and of record in Book 4504, Page 262, Register's Office for DAVIDSON County, Tennessee. Sidwell M. Kelley and Alma J. Kelley remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Sidwell M. Kelley; therefore, Alma J. Kelley was the surviving tenant by the entirety to the property herein. Alma J. Kelley a/k/a Alma J.G. Kelley a/k/a Alma Janelle Guthrie Kelley is now deceased, having

died an unmarried widow and testate in Davidson County, Tennessee. For further reference to title, see the Last Will and Testament of Alma Janelle Guthrie Kelley, of record in Docket No. 14P506, in the Probate Court of Davidson County, Tennessee, whereby the real property owned by her at the time of her death shall be sold as a part of the probate of her Estate and the appointed Executrix of her Estate, Martha Cone Beck, shall have the authority to sell her real property as a part of the administration thereof.

THIS IS IMPROVED PROPERTY more commonly known as 227 FOXBORO DR, MADISON, TN 37115.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 matters shown on the plat of record at Plat Book 3700, Page 44, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of July, 2014.

ESTATE OF ALMA J.G. KELLEY

Martha Cone Beck Executrix

BY: MARTHA CONE BECK, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARTHA CONE BECK, EXECUTRIX OF THE ESTATE OF ALMA J. G. KELLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of July, 2014.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP 6-26-2018

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of July, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018