WARRANTY DEED

File #14055

BILL GARRETT, Davidson County
Trans:T20140065221 DEEDWARR
Recvd: 09/03/14 10:21 3 pgs
Fees:18.00 Taxes:950.53
20140903-0080255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: Sep 20 2016 (AFFIX SEAL)

KRISTEN M. TRANT Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Deanne Veitch	New Owner	-097160A10800CO
(NAME)	(NAME)	
5109 Bay Overlook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Colleen A. Costea-Kelley, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy Deanne Veitch, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 108 on the Plan of The Peninsula, Phase Three, Section One of record in Plat Book 9700, page 724, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Colleen A. Costea, unmarried by deed from Lawrence A. Edwards and wife, Colleen Edwards of record in Instrument No. 20060320-0031772, Register's Office for Davidson County, Tennessee, dated March 16, 2006 and recorded on March 20, 2006.

Eric Kelley, husband of Colleen A. Costea Kelley, joins in the conveyance of this instrument for the purpose of relinquishing all of his rights, title and interest, marital or otherwise, in and to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 9700, Page 724; Covenants, Conditions and Restrictions of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, Book 11258, page 85, and Book 11692, page 36; By-Laws of record in Book 10973, page 39, Book 11181, page 371, amended in Instrument 200008220083193 and 200303130033780; Ingress and Egress Easements in Book 3910, page 247, Book 3975, page 452, and Book 3852, page 639; Easement for Cemetery in Deed Book 342, page 600; Quitclaim Deed to HOA in Instrument 200103280029698, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5109 Bay Overlook Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (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 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 hand this _____ day of August, 2014.

Colleen A Costea-Kelley

Colleen A. Costea-Kelley

_____

Eric Kelley

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen A. Costea-Kelley, the bargainor, 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 seal this 25 day of August, 2014.

DEANNA HORNE
Commission # FF 139188
Expires July 7, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Deanna Horne
NOTARY PUBLIC

My Commission Expires

STATE OF Flor

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Kelley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this _____ day of August, 2014.

_____
NOTARY PUBLIC

My Commission Expires

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

Witness my hand this _____ day of August, 2014.

_____

Colleen A. Costea-Kelley

_____

Eric Kelley

SEGUNDO GAULT-VASCONEZ
Notary Public, State of Florida
Commission # EE 210473
My comm. expires June 24, 2016

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen A. Costea-Kelley, the bargainor, 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 seal this _____ day of August, 2014.

_____
NOTARY PUBLIC

My Commission Expires

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Kelley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2014.

_____
NOTARY PUBLIC

My Commission Expires 6/24/16

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027