WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Brittany Goins
Notary Public

MY COMMISSION EXPIRES: 10-7-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad M. Veal	New Owner	13109002800
(NAME)	(NAME)	
1617 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Sheree R. Kelley, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chad M. Veal, unmarried, 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 6, SECTION THREE, SEVEN HILLS, as shown on plat of record in Plat Book 2663, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Laura Mayes Rosser to Sheree R. Kelley, married as recorded on the 6th day of December, 2013 in Instrument No. 20131206-0124489; Installment Deed from Susan M. Bell, a widow to Len Earl Rosser and wife, Laura Mayes Rosser as recorded on the 21st day of June, 1971 in Deed Book 4513, Page 121; Probate Docket #13P1658 and Affidavit of Heirship as recorded on the 19th day of November, 2013 in Instrument No. 20131119-0118965, in the Register's Office of Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1617 Harding Place, Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20140066647 DEEDWARR
Recvd: 09/08/14 10:58 2 pgs
Fees:13.00 Taxes:2212.60

20140908-0081988

Witness my hand this 29th day of August, 2014.

Sheree R. Kelley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheree R. Kelley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

