BILL GARRETT, Davidson County
Trans:T20140080303 DEEDWARRSP
Recvd: 10/24/14 11:59 2 pgs
Fees:13.00 Taxes:129.50
20141024-0098305

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed as of the 21st day of October, 2014, at Nashville, Davidson County, Tennessee, by Grantors, Archie Clifton Kelley, Jr. and wife Edna Jane Kelley, to Grantees, Lawrence D. Wilson and wife, Teresa D. Wilson.

Witnesseth:

THAT Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day sold, transferred and conveyed Grantors' undivided fifty percent (50%) interest unto Grantees, to have and to hold to themselves, and to their assigns and successors forever, certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 21 of Hurdwood Heights, Section 2, as of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee.
>
> Said Lot 21 fronts 60 feet of the southerly side of Fairview Drive and runs back 167.8 feet on the westerly line and 167.9 feet on the easterly line to a dead line measuring 60 feet thereof.
>
> Being the same property conveyed to Lawrence D. Wilson and wife, Teresa D. Wilson and Archie Clifton Kelley, Jr. and wife Edna Jane Kelley of record as instrument number 20010703-0070473, Register's Office for Davidson County, Tennessee.
>
> This is improved real property known as 535 Fairlane Drive, Nashville, TN 37211.

To Have And To Hold said fifty percent (50%) undivided interest in said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their successors and assigns, in fee simple, forever.

Grantors Covenants with the said Grantees that they are lawfully seized and possessed of said fifty percent (50%) undivided interest in said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for 2014 real estate taxes, which are to be prorated between Grantors and Grantees, and the first mortgage on the property which is being assumed by Grantees.

Grantors Further Covenant with the said Grantees and binds themselves, their successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their successors and assigns, against the lawful claims and demands of those persons or parties claiming by, though, or under Grantors.

In Witness Whereof, Grantors have executed this Deed as of the date and at the place first above written.

Archie Clifton Kelley, Jr.

Edna Jane Kelley

State of Tennessee)
County of Davidson)

Before me, ~~Nancy Bowen~~ Dawn Wright, of the state and county aforesaid, personally appeared Archie Clifton Kelley, Jr. and wife Edna Jane Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of October, 2016.

DAWN E. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Dawn Wright

~~Nancy Bowen~~, Notary Public
Dawn Wright

My Commission Expires:
~~October 18, 2016~~ 05/03/2016

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Parcel ID Number**
Lawrence D. Wilson & Teresa D. Wilson 2400 Crestmoor Rd., Suite 109 Nashville, TN 37215	Lawrence D. Wilson & Teresa D. Wilson 2400 Crestmoor Rd., Suite 109 Nashville, TN 37215	11804012700

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lawrence D. Wilson

Lawrence D. Wilson, Affiant

Sworn to and subscribed before me 24 day of October, 2016.

JON S. JABLONSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires:
8/23/2016