WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/14 07:59 3 pgs
Fees:18.00 Taxes:876.90
20141027-0098484

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 1-19-16

(AFFIX SEAL)

DANA THOMAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Patrick Kellick	F + M Bank	171030B16900CO
(NAME)	(NAME)	
119 Carriage Court	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **John Delaune and wife, Linda Delaune** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Patrick Kellick, a single man,** 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 Unit No. 29 on the plan of Townhomes of Fredericksburg, Phase Two, Section 5, Revision 1, as shown on plat of record in Instrument No. 20000804-0077800, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property further conveyed to John Delaune and wife, Linda Delaune by Quitclaim Deed from Linda M. Prescott (now known as Linda Delaune), recorded on August 6th, 2013, of record in Instrument No. 20130806-0082466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 119 Carriage Court, Brentwood, TN 37027
(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/our hands this 24th day of October, 2014.

John Delaune

Linda Delaune

State of Tennessee
County of Williamson

Personally appeared before me John Delaune and Linda Delaune, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of October, 2014.

Brenda R Lehman
Notary Public
My Commission Expires: March 08, 2015

File No.: 10044



I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana Thomas

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County