WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/14 13:23 3 pgs
Fees:18.00 Taxes:444.00
20141202-0110441

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Brenda Lewis
Affiant

Subscribed and sworn to me on December 1, 2014.

Dianne R. Sims
NOTARY PUBLIC
My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alton Wade and Sheree R. Kelley 637 Belle Park Circle Nashville, TN 37205	SAME	16110001800

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charlynne W. Hart, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alton Wade Kelley and Sheree R. Kelley, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Huntington Park, Section One as of record in Plat Book 4175, page 10, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Charlynne W. Hard by deed from James T. Jones and wife, Joan D. Jones, recorded in Book 11497, page 740, Register's Office for Davidson County, Tennessee.
>
> Subject to any and all existing restrictions and easements of record.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 1st day of December, 2014.

Charlynne W. Hart
Charlynne W. Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 1, 2014, before me personally appeared Charlynne W. Hart, to me known (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, at office, this 1st day of December, 2014.

My Commission Expires: 9-11-17



Notary Public

Certificate of Authenticity

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017