BILL GARRETT, Davidson County
Trans:T20140094057 DEEDWARR
Recvd: 12/16/14 13:11 2 pgs
Fees:13.00 Taxes:484.70
20141216-0114949

WARRANTY DEED

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$131,000.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2014.

Notary Public

My commission expires: 2/28/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer McKelvey	First Community Mortgage	**Map/Parcel 04409002300**
211 Rayon Drive	275 Robert Rose Drive	
Old Hickory, TN 37138	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kathryn Lynn Dambrosio, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer McKelvey, an unmarried person

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 No. 243 and tract of land lying immediately to the south thereof, on the Plan of Rayon City, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, described together according to a survey by Murray D. Shanklin, dated September 17, 1971.

BEGINNING at a point in the southerly margin of Rayon Drive at the common corner of Lots 243 and 244; thence, with the line between said lots, south 10 degrees 53 minutes West, 150 feet to a point; thence South 23 degrees 22 minutes West 116 feet to a point; thence, South 79 degrees 40 minutes East 75.07 feet to a point, thence North 10 degrees 53 minutes East, 113.32 feet to the common rear corner of Lots 242 and 243; thence with the line between said two lots North 10 degrees 53 minutes East 149.2 feet to a point in the southerly margin of Rayon Driver; thence, with the same, North 79 degrees 07 minutes West, 50 feet to the point of beginning.

BEING the same property conveyed to Kathryn Lynn Dambrosio, an unmarried woman, by Deed from PTE Development, LLC and Phillip Baumgart, Trustee for the JB Rayon Reinvestment, dated September 30, 2010, of record in Instrument No. 20101005-0079370, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 843, Page 13, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in instrument of record in Book 9400, Page 153, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and paid by the Grantor and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **211 Rayon Drive, Old Hickory, TN 37138**

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 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 hand(s) this **2nd** day of **December, 2014.**

Kathryn Lynn Dambrosio

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kathryn Lynn Dambrosio,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **December, 2014.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17