Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

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Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150017382 DEEDWARR
Recvd: 03/10/15 14:30 2 pgs
Fees:13.00 Taxes:1683.50
20150310-0020523

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1046B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joseph Allen Kelly and Sammie LeAnn Kelly	Interlinc Mortgage Services	143-02-0A-052.00-CO
541 Harpeth Trace Drive	10613 W. Sam Houston Pkwy N. Ste200	
Nashville, TN 37221	Houston, TX 77064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KINGWOOD ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH ALLEN KELLY AND SAMMIE LEANN KELLY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 52 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Page 751 through 753, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harvey Edmund Wilson, Jr by Quitclaim deed from Janet Michelle McMahan Wilson of record in Instrument No. 20090526-0047847 Register's Office for Davidson County, Tennessee, dated May 18, 2009 and recorded on May 26, 2009.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's deed from Priority Trustee Services of TN, LLC of record in Instrument No. 20131203-0122825 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on December 03, 2013.

Being the same property conveyed to Kingwood Acquisitions, LLC by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20140328-0025836 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 28, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2015 a lien, not yet due and payable.

c. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 751 through 753, inclusive, Register's Office for Davidson County, Tennessee.

d. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6274, Page 148, Book 5380, Page 357; Book 5120, Pages 192 and 208; Book 5364, Page 882 and Book 6407, Page 892, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

e. Charter of record in Book 5120, Page 199, in the Register's Office for Davidson County, Tennessee.

f. Articles of Incorporation of The Pointe Homeowner's, Association Inc. of record in Book 7563, Page 981, in the Register's Office for Davidson County, Tennessee.

g. Easements of record in Book 5102, Page 956 and Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.

h. Easement(s) of record in Book 4889, Page 192, Book 5099, Page 783; Book 5142, Page 690; Book 5142, Page 694 and Book 5360, Page 320, in the Register's Office for Davidson County, Tennessee.

i. Subject to rights of others in and to the common areas and/or elements.

This is property known as 541 Harpeth Trace Drive, Nashville, TN 37221

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 in 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 hand on the 27th day of February, 2015.

Kingwood Acquisitions, LLC

BY: Richard Victor Rykwalder

Richard Victor Rykwalder, Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared RICHARD VICTOR RYKWALDER, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Kingwood Acquisitions, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1046B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027