# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029205 DEEDWARR
Recvd: 04/17/15 14:53 2 pgs
Fees:13.00 Taxes:758.87
20150417-0034465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 10, 2018

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Connor L. Kelly and Sarah A. Kelly | | 141-7-B |
| (NAME) 6933 Somerset Farms | (NAME) NEW OWNER | 43 CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL CALHOUN, MARRIED AND CAROLYN CALHOUN HONEA, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR L. KELLY AND SARAH A. KELLY, HUSBAND AND WIFE,** 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. 208 on the Plan of First Revision of Somerset Farms, Section Three, a Planned Unit Development, of record in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carolyn Calhoun, unmarried and Paul Calhoun, married by Warranty Deed from Marci Class and husband, Eric Glass dated November 16, 2007 of record in Instrument No. 20071121-0136289, said Register's Office. Carolyn Calhoun has since married and is now known as Carolyn Calhoun Honea.

This was never the marital residence for Paul Calhoun or Carolyn Calhoun Honea.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 741, said Register's Office; and (c) restrictive covenants of record in Book 8556, page 11, Book 9383, page 526, Book 9662, page 869 and Book 10190, page 182, said Register's Office; (d) charter of record in Book 7382, page 225, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, said Register's Office; (e) bylaws of record in Book 8556, page 11, said Register's Office..

This is unimproved / improved X property, known as 6933 Somerset Farms, Nashville, TN 37221
(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 hand this 14 day of April, 2015.

PAUL CALHOUN, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

CAROLYN CALHOUN HONEA, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of April, 2015, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Paul Calhoun and Carolyn Calhoun Honea and acknowledged that he executed the same as the free act and deed of Paul Calhoun and Carolyn Calhoun Honea.

Witness my hand and official seal at Nashville, Tennessee this 14 day of April, 2015.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Notary Public