BILL GARRETT, Davidson County
Trans:T20150039320 DEEDWARR
Recvd: 05/20/15 13:21 2 pgs
Fees:13.00 Taxes:431.05
20150520-0046628



State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$116,500.00.**

Wagma A Dorani
Affiant

Subscribed and sworn to before me, this the 13th day of May, 2015.

Mark Moore
Notary Public

My commission expires: 12-16-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wagma A. Dorani	**Same**	**063016-0-B-093.00**
536 Granwood Blvd.		
Old Hickory, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, I,

Gene Andrew Kelly, unmarried

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

Wagma A. Dorani, married

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 152, on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Book 6900, page 550, 551 and 552, and Certificate of Correction of record in Book 7462, page 445, and by Amendment to Change Name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gene Andrew Kelly by deed of record in Instrument Number 20021008-0122253 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 7351, page 862 and amended in Book 7451, page 739 and Book 8336, page 393; to the Charter to HOA of record in Deed Book 7431, page 204 and amended in Book 8833, page 216; to the PUD boundary plat of record in Book 6900, page 405; to the quitclaim deed to HOA of record in Book 8207, page 276; to the easement for ingress and ingress of record in Book 8739, page 991, Book 7460, page 930, Book 7489, page 515, Book 8657, page 179 and Book 8951, page 179; to the easement for public utilities of record in Book 8007, page 235; to the flowage easement of record in Book 2247, page 75; to the Articles of Incorporation of HOA of record in Book 8517, page 762, and, to any and all other matters as shown on plat of record in Plat Book 6900, pages 550-552 and corrected in Book 7462, page 445, Book 8110, page 401 and amended in Book 8181, page 112, of the Register's Office of Davidson County, Tennessee.

The property is sold in "as is" condition and seller makes no warranties, expressed or implied in regards to the condition or habitability of the property

This is improved (X) Unimproved (____) property, known as **536 Granwood Blvd., 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, their heirs and assigns forever. The GRANTOR covenants with the said GRANTEE 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/our hand(s) this **13th** day of **May, 2015.**

Gene Andrew Kelly

Gene Andrew Kelly

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Gene Andrew Kelly,** 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **May, 2015.**

Mark Moore

Notary Public

My Commission Expires: 12.16.2018

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY