WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105367 DEEDWARR
Recvd: 12/14/15 14:02 2 pgs
Fees:13.00 Taxes:597.55
20151214-0125516

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nicole M. Kelley	Guarnaty Trust Company	Parcel ID:
8405 Gullett Drive	316 Robert Rose Drive	07506000600
Hermitage, TN 37076	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 considerations, the receipt of which is hereby acknowledged, we

June Williams, Mary Vining, Donna Stanton, Jack Huggins, Valerie Graves, Jerry Woodard, and Tracie Vickers, Devisees of the Estate of Mary Juanita Huggins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Nicole M. Kelley and Morgan L. Kelley, wife and husband
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:

Being Lot No. 240, Hermitage Estates, as of record in Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 240 fronts 70 feet on the northerly side of Gullett Drive and runs back 178.9 feet on the westerly line and 152 feet on the easterly line to a broken line, measuring 133.55 feet thereon.

BEING the same property conveyed to Monroe J. Huggins, Sr. and wife, Mary J. Huggins by deed from M.T. Melvin and wife, Mary T. Melvin, of record in Book 3804, Page 209, dated August 21, 1964, Register's Office for said County. The said Monroe J. Huggins, Sr. died May 9, 1983 and title vested in Mary J. Huggins as surviving tenant by the entirety. The said Mary J. Huggins died testate on August 17, 2015 and the Will was admitted to Probate as Probate No. 15P1614 of record in Probate Court of Davidson County, Tennessee. Also see Will of record in Instrument 20151125-0119512, Register's Office for said County. The Grantors herein execute this instrument as Devisees Under the Will of Mary Juanita Huggins.

This conveyance is subject to Restrictive Covenants of record in Book 3403, Page 556, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3300, Pages 70 and 71, said Register's Office.

Power of Attorney of record in Instrument 20151214-0125510, Instrument 20151214-0125511, Instrument 20151214-0125512, Instrument 20151214-0125513, Instrument 20151214-0125514, and Instrument 20151214-0125515, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8405 Gullett Drive, Hermitage, TN 37076

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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS-282

Witness my hand this 11th day of December, 2015.

The Estate of Mary Juanita Huggins
By:

June Williams by Jack Huggins Attorney in fact

June Williams, Devisee by Jack Huggins,
Attorney in Fact

Mary Vining by Jack Huggins Attorney in fact

Mary Vining, Devisee by Jack Huggins,
Attorney in Fact

Donna Stanton by Jack Huggins Attorney in fact

Donna Stanton, Devisee by Jack Huggins,
Attorney in Fact

Jack Huggins

Jack Huggins, Devisee

Valerie Graves by Jack Huggins Attorney in fact

Valerie Graves, Devisee by Jack Huggins,
Attorney in Fact

Jerry Woodard by Jack Huggins Attorney in fact

Jerry Woodard, Devisee by Jack Huggins,
Attorney in Fact

Tracie Vickers by Jack Huggins Attorney in fact

Tracie Vickers, Devisee by Jack Huggins,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2015.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jack Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of June Williams, Mary Vining, Donna Stanton, Valerie Graves, Jerry Woodard, and Tracie Vickers, as their Attorney in Fact as the free act and deed of the within named June Williams, Mary Vining, Donna Stanton, Valerie Graves, Jerry Woodard, and Tracie Vickers.

Witness my hand and official seal at Nashville, Tennessee the 11th day of December, 2015.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.