(1)

BILL GARRETT, Davidson County
Trans:T20160018789 DEEDWARR
Recvd: 03/08/16 08:49 2 pgs
Fees:13.00 Taxes:603.10
20160308-0021980

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Willis E. Kelley
2815 Colonial Circle
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
~~Mortgagee~~
New Owner

MAP-PARCEL:
MAP 096 05 0
PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Forrest Mathis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Willis E. Kelley, an unmarried man,** 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 Lo No. 50 on the Plan of Colonial Village, of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Forrest Mathis by Deed from James Deatrick, Jr. and Daryl Spicer, dated October 20, 2015, as shown of record in Instrument No. 20151028-0109581, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to James Deatrick, Jr. and Daryl Spicer by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee, dated October 1, 2015 as shown of record in Instrument No. 20151021-0106979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants conditions and all matters and notes as shown on the Plat of Record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2815 Colonial Circle Nashville, TN 37214.**

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 our hands this 4th day of March, 2016.

Forrest Mathis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Forrest Mathis, the bargainor(s) 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 and official seal this 4th day of March, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $163,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2016.

NOTARY PUBLIC

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

My Commission Expires: