NEW OWNER:

Penny L. Manly
Megan Forgacs
303 30th Street
Old Hickory, TN 37138

SEND TAX BILLS TO:

SNBC MORTGAGE CORP.
9311 SAN PEDRO AVE, #100
SAN ANTONIO, TX 78216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0177

Map 053, Group 12-0, Parcel 151.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160024164 DEEDWARR
Recvd: 03/24/16 15:26 2 pgs
Fees: 13.00 Taxes: 453.25
20160324-0028144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars** ($122,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN P. KELLY AND DONNA J. KELLY, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey unto **PENNY L. MANLY, AN UNMARRIED WOMAN, AND MEGAN FORGACS, A MARRIED WOMAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 17, on the Map of Dabbs & Elliott Subdivision, Old Hickory, Tennessee, and of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John P. Kelly and Donna J. Kelly, husband and wife, by Warranty Deed from Terry E. Redmon and wife, Phylus A. Redmon, dated February 18, 2014, and of record in Instrument No. 20140221-0015129, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 303 30th Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **March, 2016**.

JOHN P. KELLY

DONNA J. KELLY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN P. KELLY AND DONNA J. KELLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **March, 2016**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **122,500.00** .

AFFIANT

Sworn to and subscribed to before me this 23rd day of **March, 2016**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018