Davidson County DEEDWARR
Recvd: 06/15/16 14:57 3 pgs
Fees:18.00 Taxes:436.60
20160615-0060719

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of June, 2016, by and between Lucille M Green, unmarried, party of the first part, and Mary C Kelley, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 12th Civil District, Davidson County, Tennessee being Lot No. 211 on the plan of Haynes Manor, Section II, of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description. Said Lot No. 211 fronts 80 feet on the Southern Side of Vanderhorst Drive, and extends back 100 feet on the easterly line and 135 feet on the westerly line to a broken line measuring 89.5 feet thereon.

Being all or part of the same property conveyed to Lucille M. Green by virtue of that certain Quit Claim Deed dated December 3, 2003, at Instrument No. 20031212-0178473 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3700, Page 88, Book 4062, Page 442 and Book 4081, Page 854 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lucille M. Green
by Marva R. Southall
Attorney in Fact

Lucille M Green, by Marva R Southall, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2016, before me personally appeared Marva R Southall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Lucille M Green and acknowledged that she executed the same as the free act and deed of the said Lucille M Green.

WITNESS my hand and official seal at office this 14th day of June, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Mary C Kelley
1016 Burghley Lane
Franklin, TN 37064

Tax Parcel No 05915016700

Property Address: 655 Vanderhorst Dr
Nashville, TN 37207

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $118,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of June, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019