WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061998 DEEDWARR
Recvd: 07/19/16 11:57 5 pgs
Fees:28.00 Taxes:555.00
20160719-0074182

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Samuel Skelley	Bank of Tennessee	041-07-0-025.00
(NAME)	(NAME)	
1230 Bell Grimes Lane	301 East Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Allie B. Dawsey and wife, Courtney B. Dawsey, Scott Kelley and wife, Isabelle Kelley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Skelley, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract 6 of the R.R. Mincy Land, being a re-subdivision of part of Lot No. 3 of the K.J. Morris Lands, of record in Plat Book 57, page 49, Register's Office for said County, and described according to an unrecorded survey prepared by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows: BEGINNING at a point, an iron stake in the northerly margin of Bell Grimes Lane, at the southwest corner of the property conveyed to W.E. Batey and wife by deed from Henry T. Beasley, Jr. and wife, of record in Book 2904, page 45, said Register's Office; thence with the margin of said Lane, north 86 deg. 04' west 65 feet to a point; thence in a northerly direction 202.35 feet to a point; thence south 83 deg. 06' east 47.40 feet to an iron stake; thence south 1 deg. 18' east 202.67 feet to the beginning.

Being the same property conveyed to Jay D. Clarkson and Barbara E. Clarkson, by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-backed Certificates, Series 2005-7, dated May 23, 2011, of record in Instrument No. 20110531-0041309, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jamey Lee Chaffin, a married person, by Quitclaim Deed from Jay Dee Clarkson and Barbara Ellen Clarkson, dated March 18, 2013, of record in Instrument No. 20130328-0030808, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kerry Kennedy by Quitclaim Deed from Jamey Lee Chaffin, dated November 12, 2013, of record in Instrument No. 20140715-0062505, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Allie B. Dawsey, married, Scott Kelley and wife, Isabelle Kelley, by Warranty Deed from Kerry Kennedy and husband James Kennedy, dated December 8, 2015, of record in Instrument No. 20151216-0126560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 49; All matters shown on unrecorded survey prepared by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959; Right-of-way for Bell Grimes Lane.; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1230 Bell Grimes Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14 day of July, 2016..

Allie B. Dawsey

Scott Kelley

Isabelle Kelley

Courtney B. Dawsey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Allie B. Dawsey and Courtney B. Dawsey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of July, 2016.

Cynthia M Jones
Notary Public
My Commission Expires: Oct 31, 2016

STATE OF Virginia
COUNTY OF Portsmouth
My City

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Scott Kelley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Portsmouth, Virginia, this 14th day of July, 2016.

CYNTHIA M. JONES
Notary Public
Commonwealth of Virginia
350541
My Commission Expires Oct 31, 2016

Cynthia M. Jones
NOTARY PUBLIC

DIC

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 49; All matters shown on unrecorded survey prepared by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959; Right-of-way for Bell Grimes Lane.; all of record in the Register's Office for Davidson County, Tennessee.

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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Witness our hands this 14th day of July, 2016..

Allie B. Dawsey

Scott Kelley

Isabelle Kelley

Courtney B. Dawsey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Allie B. Dawsey and Courtney B. Dawsey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of July, 2016.

LANCE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 0ct 23, 2017

My Commission Expires Oct. 23, 2017

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Scott Kelley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of July, 2016.

NOTARY PUBLIC

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 49; All matters shown on unrecorded survey prepared by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959; Right-of-way for Bell Grimes Lane.; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of July, 2016..

Allie B. Dawsey

Scott Kelley

Isabelle Kelley

Courtney B. Dawsey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Allie B. Dawsey and Courtney B. Dawsey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this _____ day of July, 2016.

Notary Public
My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Scott Kelley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at _____, _____, this ____ day of July, 2016.

NOTARY PUBLIC

My Commission Expires:

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Isabelle Kelley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Coconut Creek, Florida, this 14th day of July, 2016.

Marisa Caramat
NOTARY PUBLIC

My Commission Expires: Oct 4, 2019



File No.: 23444