BILL GARRETT, Davidson County
Trans:T20160088574 DEEDWARR
Recvd: 10/07/16 10:50 2 pgs
Fees:13.00 Taxes:1498.50
20161007-0106313

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168094

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry S. Ward and Lisa H. Ward 410 Louviers Lane Old Hickory, TN 37138	Same address as new owner	054 14 0 082.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Five Thousand and 00/100 Dollars ($405,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANA A. DAVIS AND HUSBAND, BRENT L. KELLEMS,** , hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TERRY S. WARD AND LISA H. WARD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 247, on the Plan of Brandywine Farms, Section 14, of record in Plat Book 4660, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dana A. Davis, an unmarried woman and Brent L. Kellems, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Craig J. Chantos and wife, Donna J. Chantos, dated 4/17/2012, recorded 4/19/2012, of record in Instrument #201204190033356, in the Register's Office for Davidson County, Tennessee. The said grantees having since married and being now known as Dana Davis Kellems and husband Brent L. Kellems.

The address of the herein described property is believed to be 410 Louviers Lane, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of October, 2016.

BRENT L. KELLEMS

DANA A. DAVIS KELLEMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brent L. Kellems and wife, Dana A. Davis Kellems, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of October, 2016.

Notary Public

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Printed Notary Name

My commission expires: 11/18/18