BILL GARRETT, Davidson County
Trans:T20160089004 DEEDWARR
Recvd: 10/10/16 11:00 4 pgs
Fees:22.00 Taxes:0.00
20161010-0106833

THIS INSTRUMENT WAS PREPARED BY:
Brett Jones, Attorney at Law, PC
146 River Street
Ellijay, Georgia 30540
(706) 636-5297

File No. 16W033

TAX ID 07214033400
07214033500
161110C0042
12810021000
07211002200
08110033400

Address of New Owner:
William Michael Key and Yan Fen Key
477 Chinquapin Road, Ellijay, Georgia 30540

Send Tax Bills to: NEW OWNER

DEED SERVICE ONLY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) and other valuable considerations to me paid, I, WILLIAM MICHAEL KEY, a/k/a Michael Key, a/k/a W. Michael Key, have this day bargained and sold, and do hereby sell, transfer and convey unto WILLIAM MICHAEL KEY, a/k/a Michael Key, a/k/a W. Michael Key and YAN FEN KEY, as joint tenants with rights of survivorship, hereby creating an estate by the entireties, their heirs and assigns, forever in fee simple, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "B" on the Map of Belle Forest Subdivision, No. 2, as of record in Book 843, Page 94, Register's Office for said County.

Said Lot No. 6 fronts 65 feet on the westerly side of Scott Avenue and runs back between parallel lines 150 feet to a dead line.

PRIOR TITLE SOURCE: being the same real estate conveyed to William Michael Key by deed of record in Instrument 20140917-0085376, and having Map Parcel ID 07214033400.

Tract 2:

TOGETHER WITH all that tract or parcel of land situated and being located in Davidson County, State of Tennessee being the southerly 150 feet of Lots Nos. 7 and 8, Block "B" on the Map of the Subdivision of Belle Forest No. 2, of record in Book 843, Page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

PRIOR TITLE SOURCE: being the same real estate conveyed to Michael Key by deed of record in Instrument 20121228-0120204, and having Map Parcel ID 07214033500.

Tract 3:

TOGETHER WITH all that tract or parcel of land situated and being located in the County of Davidson and State of Tennessee, being unit No. H-801 on the Resubdivision of Lot 2, Phase IV, Villages of Brentwood of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

PRIOR TITLE SOURCE: being the same real estate conveyed to William Michael Key by deed of record in Instrument 20160811-0083490, and having Map Parcel ID 161110C0042.

Tract 4:

TOGETHER WITH all that tract or parcel of land situated and being located in the County of Davidson, State of Tennessee, being Lot No. 5-B (southwesterly portion of Zoned Lot 5) on the Plan of Stacy Square Townhomes, Stacy Square, Section 7, of record in Book 5200, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description.

PRIOR TITLE SOURCE: being the same real estate conveyed to William Michael Key by deed of record in Instrument 20151231-0131591, and having Map Parcel ID 12810021000.

Tract 5:

TOGETHER WITH all that tract or parcel of land situated and being located in the County of Davidson, State of Tennessee, being in the 11th Civil District and described according to a survey made by John M. Sullivan, County Surveyor, dated October 17, 1959, as follows:

Beginning at a point in the North margin of Litton Avenue, 89.91 feet West of the Southwest corner of the property conveyed to J.M. Ward and wife by Deed from R.E. Watkins, as of record in Book 1977, Page 511, Register's Office; thence along the North margin of said Avenue, North 86 degrees 30' West 100 feet; thence leaving said Litton Avenue, North 7 degrees 57' East 180 feet; thence South 86 degrees 30' East 100 feet to a point, which is 89.91 feet West of the Northwest corner of the property conveyed to Ward and wife above mentioned; thence South 7 degrees 57' West 180 feet to the point of beginning.

PRIOR TITLE SOURCE: being the same real estate conveyed to W. Michael Key by deed of record in Instrument 20130419-0039055, and having Map Parcel ID 07211002200.

Tract 6:

TOGETHER WITH all that tract or parcel of land lying and being situated in Davidson County, Tennessee, being the northerly 100 feet part of Lot No. 14 on the Plan of Subdivision of Georgia Industrial Realty Company's North Nashville Property of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 100 feet on the easterly side of 24th Avenue North, and runs back between parallel lines, 210 feet to a dead line.

PRIOR TITLE SOURCE: being the same real estate conveyed to W. Michael Key by deed of record in Instrument 20150720-0070679, and having Map Parcel ID 08110033400.

IT IS GRANTOR'S INTENTION BY THIS INSTRUMENT TO CREATE AN ESTATE BY THE ENTIRETIES IN AND TO THE ENTIRE INTEREST IN THE PROPERTIES HEREIN DESCRIBED AND CONVEYED PURSUANT TO 66-1-109.

NOTE: The attorney preparing this instrument has not examined the title to the real property described herein, and has expressed no opinion regarding the title to said real property.

TO HAVE AND TO HOLD said real estate unto the said Diana Walker their heirs and assigns forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to sell and convey the same that the title thereto is clear, free and unencumbered, and I will forever WARRANT AND DEFEND the title thereto against all lawful claims.

WITNESS my signature this 28th day of September, 2016.

WILLIAM MICHAEL KEY,
a/k/a Michael Key,
a/k/a W. Michael Key

STATE OF Georgia)
COUNTY OF Gilmer)

Before me personally appeared WILLIAM MICHAEL KEY, a/k/a Michael Key, a/k/a W. Michael Key, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution of the same as his free act and deed.

Witnessed by me, this the 28th day of September, 2016.

NOTARY PUBLIC

My Commission expires 3/7/20

MARIA NIX NOTARY PUBLIC EXPIRES GEORGIA MARCH 7, 2020 GILMER COUNTY

UNOFFICIAL WITNESS