Davidson County DEEDWARR
Recvd: 10/19/16 09:26 3 pgs
Fees:18.00 Taxes:469.90
20161019-0110321

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. **16088996**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $127,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2016.

Notary Public
My Commission Expires: 11-5-19

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John S Wahidi 6535 Redmond Ln Nashville TN 37211	US Bank 7601 Penn Ave S #A1 Richfield, MN 55423	Tax Parcel ID No. Part of 180-00-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alton Kelley and Sheree Kelley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John S. Wahidi, unmarried, as to an undivided 50% interest (the "Individual Interest"), and Bob B. Wahidi and wife, Fran Wahidi, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common with the right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Subdivision Plat of First Revision, Ashburn-Phillips Subdivision, of record in Instrument No. 20160517-0049302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Alton Kelley and Sheree Kelley, husband and wife by Warranty Deed from Betsy L. Carroll, unmarried, of record in Instrument No. 20160105-0000679, Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 05, 2016.

The execution of this instrument is effected by the signature of Jay Alexander as Attorney in fact for Alton Kelley, which Power of Attorney is recorded in Instrument No. 20161019-0110320, and also by the signature of Jay Alexander as Attorney in fact for Sheree Kelley, which Power of Attorney is recorded in Instrument No. 20161019-0110319, both is said Register's office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 6535 Redmond Ln Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of October, 2016.

Alton Kelley by Jay Alexander as Attorney in fact

Sheree Kelley by Jay Alexander as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Alton Kelley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of October, 2016.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sheree Kelley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of October, 2016.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Karen Tindall, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins [Name of Notary], a notary public for this county and state, Karen Tindall [Name of person making certification] 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: 11/5/2019

{Notary' Seal}

