BILL GARRETT, Davidson County
Trans:T20160095353 DEEDWARR
Recvd: 10/28/16 10:32 2 pgs
Fees:13.00 Taxes:1139.60
20161028-0113992

THIS INSTRUMENT PREPARED BY:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bill To:	Map/Parcel
Matthew C. Mulvey	SunTrust Mortgage, Inc.	147-45-175
Mandi J. Mulvey	P.O. Box 79041	
4916 Salem Drive	Baltimore, MD 21279	
Nashville, TN 37211		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $308,000.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2016.

Notary Public

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

****

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Judith Anne Abaya, Successor Trustee of the Jean F. Kelly Revocable Living Trust dated 24 July, 2003, for the benefit (fbo) of Judith Anne Abaya, individually, Charles Burton Kelly, now deceased (DOD 12/18/2015), and Mark Steven Kelly, hereafter called the Grantor, do hereby convey to Matthew C. and Mandi J Mulvey, husband and wife ("Grantees"), their heirs and assigns a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Salem Drive Subdivision, as shown by plat and survey of record in Plat Book 8250, page 392, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jean B. Kelly, unmarried, by Warranty Deed dated 9/10/2001 from Kathryn C. Burdette, unmarried, and further being the same property conveyed by a Quitclaim Deed dated 7/24/2003 to Jean F. Kelly, Trustee of the Jean F. Kelly Revocable Living Trust from Jean F. Kelly of record in Instrument No. 20050825-0101294. The said Jean F. Kelly died 9/29/2014 leaving Judith Anne Abaya, Successor Trustee for the benefit of Judith Anne Abaya, Charles Burton Kelly and Mark Steven Kelly. The said Charles Burton Kelly died December 18, 2015, leaving his surviving spouse, Cathy R. Kelly and their daughter, Casey Chere (Kelly) Jones, an adult.

Jean B. Kelly and Jean F. Kelly are one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and real property taxes for 2016 and subsequent years.

This is improved property known as 4916 Salem Drive, Nashville, Tennessee 37211.

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

AND Grantor does hereby covenant with the Grantee that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and warrants the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the sais 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.

IN WITNESS WHEREOF, this document has been executed on this the 21st day of October, 2016.

GRANTORS:

Judith Anne Abaya
Successor Trustee, Jean F. Kelly
Revocable Living Trust

Judith Anne Abaya

Mark Steven Kelly

Cathy R. Kelly

Casey Chere (Kelly) Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith Anne Abaya, Successor Trustee, Jean F. Kelly Revocable Living Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

My Commission Expires: 11/5/2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith Anne Abaya, individually, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

My Commission Expires: 11/5/2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Steven Kelly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

My Commission Expires: 11/5/2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy R. Kelly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

My Commission Expires: 11/5/2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Casey Chere (Kelly) Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

My Commission Expires: 11/5/2016

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY