WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/16 14:18 3 pgs
Fees:18.00 Taxes:1317.57
20161114-0119816

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

WILLIAM S. OAKLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 NUMBERS
James F. Bostick	James F. Bostick	186-04-0-A056.00 CO
(NAME)	(NAME)	
8912 Macauley Lane	8912 Macauley Lane	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(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, **Aaron and Miranda Kelley, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James F. Bostick and Sarah H. Bostick, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 166 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron and Miranda Kelley, Married, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated January 5, 2016, of record in Instrument No. 20160129-0008932, 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 Plat of record in Instrument No. 20060315-0029571, corrected by Instrument No. 20060427-0048556; Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20071220-0145868; Stormwater Detention Agreement of record in Instrument No. 20060427-0048083; Sanitary sewer and/ or storm drainage easement of record in Instrument No. 20070724-0087694; Easement and contribution agreement of record in Instrument No. 20050816-0096915; Easement agreement of record in Instrument No. 20060317-0030915; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20070724-0087659; By-Laws of record in Instrument No. 20060306-0025388; Restrictions of record in Instrument No. 20060306-0025388, Instrument No. 20070202-0014304 and Instrument No. 20150714-0068441; and Assignment of Developers Rights of record in Instrument No. 20120106-0001500, all or record in the Register's Office for Davidson County, Tennessee.

This is improved ☑ property, known as 8912 Macauley Lane, Nolensville, TN 37135
(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 this 10th day of November, 2016.

Miranda Kelley

Aaron Kelley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Miranda Kelley and Aaron Kelley, 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 10th day of November, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23377

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY