PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian P. Kelly and Molly M. Kelly	New Owner	181 10 0A 221.00
(NAME)	(NAME)	
7236 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($287,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christy Stansbury f/k/a Christy Shaw, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian P. Kelly and Molly M. Kelly, joint tenants with right of survivorship**, 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 Number 716 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision of record in Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christy Shaw, a married woman by Warranty Deed from David O. Kinnard and Paula C. Kinnard, husband and wife dated July 12, 2013 and recorded July 17, 2013 as Instrument No. 201307170073859, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christy Shaw by Quitclaim Deed from Kelly A. Shaw dated October 10, 2013 and recorded October 11, 2013 as Instrument No. 201310110106810, in said Register's Office for Davidson County, Tennessee.

Christy Shaw married Timothy Stansbury and as such is now known as Christy Stansbury.

Timothy Stansbury, spouse of Christy Stansbury, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

File Number: FRN-167355SSO

BILL GARRETT, Davidson County
Trans:T20160100785 DEEDWARR
Recvd: 11/15/16 13:19 2 pgs
Fees:13.00 Taxes:1063.75
20161115-0120374

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7236 Autumn Crossing Way, Brentwood, TN 37027

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, has 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 our hands this 10th day of November, 2016

Timothy Stansbury

Christy Stansbury

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Timothy Stansbury and Christy Stansbury, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-167355SSO