THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170009208 DEEDWARR
Recvd: 01/31/17 15:22 2 pgs
Fees:13.00 Taxes:684.50
20170131-0010431

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Kelly and Suzanne Kelly 3389 Harpeth Springs Drive Nashville, TN 37221	SAME	141-06-OD-147.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ALLISON GRIFFIN FOREE, formerly known as ALLISON R. GRIFFIN**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES KELLY AND WIFE, SUZANNE KELLY**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 147 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allison R. Griffin, unmarried, by Warranty Deed from Marissa D. Beck, unmarried, of record in Instrument No. 20050613-0067144, recorded 6/13/2005, Register's Office for Davidson County, Tennessee. Allison R. Griffin is now married and is known as Allison R. Griffin Foree. This property was, however, never her marital residence.

This is improved property known as **3389 Harpeth Springs Drive, Nashville, Tennessee 37221** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **30th** day of **January, 2017**:

Allison Griffin Foree

Allison Griffin Foree

STATE OF TENNESSEE

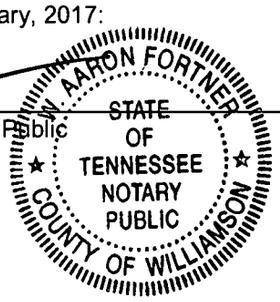
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALLISON GRIFFIN FOREE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2017:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2017:

Notary Public

My Commission Expires: 5/23/18

