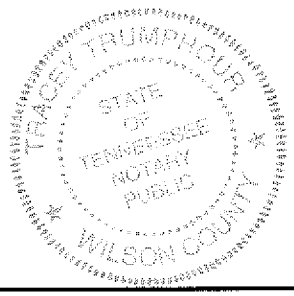
WARRANTY DEED



STATE OF ~~TEXAS~~ TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Isaac A. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2017.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isaac A. Wilson	Isaac A. Wilson	096110A02900CO
(NAME)	(NAME)	
329 Hickory Place	329 Hickory Place	Davidson County DEEDWARR Recvd: 02/02/17 10:57 3 pgs Fees:18.00 Taxes:366.30 **20170202-0011282**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael O. Kelley, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Isaac A. Wilson, a single man**, hereinafter called the GRANTEE(S), 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 Apartment Unit 5-D on the Plan of Hickory Place Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, amended in Book 6654, Page 910, and corrected by instrument of record in Book 6759, Page 533, Amendment to the Master Deed of record in Book 7015, Page 182, Book 7015, Page 187, Book 7015, Page 192, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Michael O. Kelley, an unmarried man by Warranty Deed from Teresa G. Haun, unmarried, dated 10/31/2005 recorded 11/01/2005, of record in Instrument No. 20051101-0131912, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 795, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663, Amendment of record in Book 6654, Page 910, Instrument of Correction of the Amendment of record in Book 6759, Page 533, Amendment of record in Book 7015, Page 182, Book 7015, Page 187, Book 7015, Page 192, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6391, Page 482, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Hickory Place Homeowners' Association of record in Book 6472, Page 429, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 329 Hickory Place, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of February, 2017.

Michael O. Kelley

Michael O. Kelley

State of TEXAS
County of DALLAS

Personally appeared before me Michael O. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2017.

NOTARY PUBLIC
LEASA KATHLEEN WILSON
Notary ID # 1881486
My Commission Expires
July 9, 2017

Notary Public
My Commission Expires:

Leasa K Wilson
1-27-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

