THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170110386** BILL GARRETT, Davidson County Trans:T20170014525 DEEDWARR Recvd: 02/17/17 11:13 2 pgs Fees:13.00 Taxes:1535.50 20170217-0016546	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2017 Notary Public My Commission Expires: _____ CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

WARRANTY DEED

Address New Owner: Stephen Sexton and Ellen Sexton 6541 Redmond Lane Nashville TN 37211	Send Tax Bills To: SunTrust Mortgage Inc 901 Semmes Ave. Richmond VA 23224	Tax Information: Tax Parcel ID No. 180-00-0-241.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alton Kelley and Sheree Kelley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Sexton and Ellen Sexton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Subdivision Plat, First Revision, Ashburn-Phillips Subdivision, of record in Instrument No. 20160517-0049302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Alton Kelley and Sheree Kelley, husband and wife by Warranty Deed from Betsy L. Carroll, unmarried, of record in Instrument No. 20160105-0000679, Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 05, 2016.

The execution of this instrument is effected by the signature of Jay Alexander as Attorney-in-fact for Alton Kelley, which Power of Attorney is recorded in Instrument No. 20170217-0016544, and also by the signature of Jay Alexander as Attorney-in-fact for Sheree Kelley, which Power of Attorney is recorded in Instrument No. 20170217-0016545, both in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20160517-0049302, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419, Page 475, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6541 Redmond Lane Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of February, 2017.

Alton Kelley by Jay Alexander as Attorney in fact

Sheree Kelley by Jay Alexander as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Alton Kelley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of February, 2017.

Notary Public My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sheree Kelley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of February, 2017.

Notary Public My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018