Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170023406 DEEDWARR
Recvd: 03/20/17 12:01 2 pgs
Fees: 13.00 Taxes: 925.00
20170320-0026859

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Mary Jo Nark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-23-17
(AFFIX SEAL)

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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).
Robert L. Salisbury, Jr.	~~NEW OWNER~~	173 09 0A 250.00
(NAME)	(NAME)	
8504 Novak Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia R. O'Kelley and husband, Robert O'Kelley, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert L. Salisbury, Jr., an unmarried man**, 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. 191 on the plan of Lenox Village, Phase "E", of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia R. O'Kelley and husband, Robert O'Kelley, Jr. by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated November 11, 2004 and recorded November 12, 2004 as Instrument No. 200411120136441, in said Register's Office for Davidson County, Tennessee.

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 8504 Novak Lane, Nashville, TN 37211

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.

File Number: FRN-171100SSO

Witness our hands this the 10th day of March, 2017

Patricia R. O'Kelley

Robert O'Kelley, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

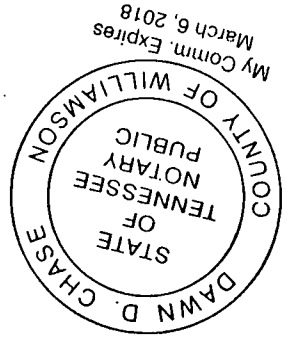
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patricia R. O'Kelley and husband, Robert O'Kelley, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and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

Witness my hand and official seal, this the 10th of March, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)



File Number: FRN-171100SSO