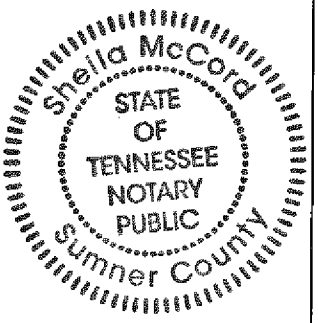
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Dana L. Kiern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 8/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dana Kiern	BancorpSouth Bank	053-16-0-135.00
(NAME)	(NAME)	
104 Cassie Bell Dr.	5217 Maryland Way, Suite 402	
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 04/13/17 11:00 3 pgs Fees:18.00 Taxes:614.20 **20170413-0036170**
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James M. Kelley and Tammy M. Kelley, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dana Kiern, a single woman,** 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. 3 on the plan of Pitts Avenue, Resubdivision of Lots 2 and 3, of record in Plat Book 6200, Page 780, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James M. Kelley and Tammy M. Kelley, husband and wife, by Warranty Deed from Peggy Crusenberry, unmarried, dated May 12, 2005 and recorded May 16, 2005, in Instrument No. 20050516-0054681, as corrected by Affidavit to Correct Scrivener's Error dated March 26, 2010 and recorded March 31, 2010 in Instrument No. 20100331-0023922, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 104 Cassie Bell Dr., Old Hickory, TN 37138
(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 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, 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 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 my/our hands this 12th day of April, 2017.

James M. Kelley

Tammy M. Kelley

State of Tennessee
County of Sumner

Personally appeared before me James M. Kelley and Tammy M. Kelley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2017.

Notary Public
My Commission Expires: 6/18/19



File No.: 20171527

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)

