WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$273,000.00.**

Tammy M. Kelley
Affiant

Subscribed and sworn to before me this 12th day of April, 2017.

Jennifer A Hoffman
Notary Public
My Commission expires: 6/18/19.
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Kelley	F+M Bank	087-09-0-063.00
108 Nancy Court	50 Franklin St.	
Hermitage, TN 37076	Clarksville, TN 37040.	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirk Holtgrewe, an unmarried man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Kelley and Tammy Kelley, husband and wife,*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* joint tenants,

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of New Hope Estates, Phase One, as shown on plat of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kirk Holtgrewe, an unmarried man from Joe D. Creecy and wife, Janay N. Creecy by Warranty Deed on August 22, 2005, of record in Instrument Number 20050824-0101025, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11665, Page 811 and Instrument Number 20000322-0029281, Register's Office for Davidson County, Tennessee.
- Private Road Easement of record in Book 221, Page 384, Register's Office for Davidson County; 20' Sewer Easement of record in Book 8152, Page 371, and Book 9550, Page 330, Register's Office for said County; Sanitary Sewer Easement of record in Book 6909, Page 840, Register's Office for said County; Sewer Easement to Cumberland Utility District and First Suburban Water Utility District of record in Book 7216, Page 477, Book 8111, Page 562, and Book 8111, Page 567, Register's Office for said County; Subject to the flow of any stream across the subject property.

This is improved property known as: **108 Nancy Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170031525 DEEDWARR
Recvd: 04/17/17 09:13 2 pgs
Fees:13.00 Taxes:1010.10
20170417-0036587

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 our hands this April 12, 2017.

Kirk Holtgrewe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirk Holtgrewe,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 12, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY