RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 04/28/17 15:10 3 pgs
Fees:18.00 Taxes:913.90
20170428-0042099

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $247,000.00.

Affiant

Sworn to and subscribed before me this 28th day of April, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE (SEAL) TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Rodger Stephen Kelly 207 Diane Drive Madison, TN 37115	F&M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	042-07-0-085.00

This Indenture is made on the 28th day of April, 2017, by and between **DIMPLE L. HANEY, unmarried** ("Grantor"), and **RODGER STEPHEN KELLY, unmarried man** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section One, Haven Acres, of record in Plat Book 2331, Page 89, 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 the same property conveyed to Chester W. Haney and wife, Dimple L. Haney, by Warranty Deed from Walter W. Shirey, unmarried, of record in Book 11181, Page 667, Register's Office for Davidson County, Tennessee, dated October 27, 1998 and recorded on November 02, 1998. The said Chester W. Haney died on July 25, 2003, leaving his wife, the said Dimple L. Haney, as the surviving tenant by entirety.

This is improved property known as 207 Diane Drive, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

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

3. Restrictions of record in Book 2331, Page 89 and Book 2487, Page 96, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of April, 2017.

GRANTOR:

Dimple L. Haney by Donna Walker AIF

Dimple L. Haney by Donna Walker, her
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DONNA WALKER, 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, and who further acknowledged that such person is the lawful Attorney-in-Fact for Dimple L. Haney and is authorized to executed this instrument on her behalf.

Witness my hand, at office, this 28th day of April, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this County and State, RYAN GARDNER, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/24/2020

