BILL GARRETT, Davidson County
Trans:T20170037691 DEEDWARR
Recvd: 05/03/17 15:34 2 pgs
Fees:13.00 Taxes:2516.00
20170503-0043992

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$680,000.00~~.

Affiant

Subscribed and sworn before me this the 2nd day of May, 2017.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen Holby 1307 Beechwood Avenue Nashville, TN 37212	BANK OF AMERICA 4500 AMON CARTER BLVD. FT. WORTH, TX 76155	118-01-0-012.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, B. ED SHELLEY, JR. MARRIED AND KATHERINE S. SHELLEY A/K/A KATHERINE DARNELL, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN HOLBY AND MARIAN HOLBY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Belmont Land Company's Plan of record in Plat Book 421, Page 34, 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 Katherine S. Shelley by Warranty deed from Aaron S. Kamlay and Wife, Letisha R. Kamlay of record in Instrument No. 20050809-0093816 Register's Office for Davidson County, Tennessee, dated July 28, 2005 and recorded on August 09, 2005.

Being the same property conveyed to B. Ed Shelley, Jr., married and Katherine S. Shelley by Quitclaim deed from Katherine S. Shelley, unmarried of record in Instrument No. 20061108-0138977, Register's Office for Davidson County, Tennessee, dated October 12, 2006 and recorded on November 08, 2006.

The said B. Ed Shelly, Jr. never resided in the property as his marital residence.

The said Katherine S. Shelley and Katherine Darnell are one in the same person. Katherine S. Shelley married Travis Darnell and this was their marital home. Travis Darnell joins in the conveyance to convey all interest in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1307 Beechwood Avenue, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of May, 2017.

B Ed Shelley Jr by Katherine Darnell Attorney in Fact

B. Ed Shelley, Jr.
By: Katherine Darnell, Attorney-in-Fact

Katherine Shelley a/k/a Katherine

Katherine S. Shelley a/k/a Katherine Darnell

Travis Darnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Katherine Darnell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of B. Ed Shelley, Jr.by Specific POWER OF ATTORNEY dated April 28, 2017, and who acknowledged that he executed the same as the free act and deed of B. Ed Shelley, Jr.

Witness my hand and official seal this 2nd day of May, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine S. Shelley a/k/a Katherine Darnell, and Travis Darnell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2017 .

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY