Davidson County	DEEDWARR
Recvd: 05/05/17 11:05	3 pgs
Fees:18.00 Taxes:684.50	
20170505-0044756	

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

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

Notary Public
My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

02-1703-50162

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ryan T. Kelly 3284 New Towne Rd Antioch TN 37013	Ryan T. Kelly 3284 New Towne Rd. Antioch, TN 37013	150-07-0-153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Armondo Calderon Olvera and Karen Patricia Calderon, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan T. Kelly and Tiffany P. Kelly, husband and wife**, hereinafter called the Grantees, their successors 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. 110, on the Plan of Section Two, Towne Village of the Country, of record in Book 5200, Pages 176 and 177, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johann Murray and Flora Cantero Murray by Special Warranty Deed from US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-WF3, dated February 12, 2013, recorded March 13, 2013, of record in Instrument No. 20130313-0025003, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Armando Calderon Olvera and Karen Patricia Calderon, husband and wife by deed from Johann Murray and Flora Cantero Murray, husband and wife, dated May 26, 2016, recorded May 26, 2016, of record in Instrument No. 20160526-0053282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3284 New Towne Rd, Antioch, TN 37013.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 2nd day of May, 2017.

Armondo Calderon Olvera
Armondo Calderon Olvera

Karen Patricia Calderon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Armondo Calderon Olvera and Karen Patricia Calderon**, 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 in Brentwood, TN, this 2nd day of May, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

True Copy Certification

I, Joe White, 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 Williamson

Personally appeared before me, Evelyn Watkins, a notary public for this county and state, Joe White 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: 11-5-2019

{Notary' Seal}

