BILL GARRETT, Davidson County
Trans:T20170044107 DEEDWARR
Recvd: 05/24/17 10:51 2 pgs
Fees:13.00 Taxes:902.80
20170524-0051631

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Kelsey and Michelle Kelsey, husband and wife	Same (NAME)	
112 Smith Springs Ct. (ADDRESS)	(ADDRESS)	135-08-0-004.00-CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Daniel Wicker and Nicole Wicker, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Kelsey and Michelle Kelsey, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF SPRINGWOOD PLACE SUBDIVISION, OF RECORD IN BOOK 6200, PAGE 911 AND AS CORRECTED IN BOOK 8174, PAGE 818, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
AND

TRACT 2
BEING A CERTAIN PARCEL OF LAND LOCATED IN THE 27TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD SITUATED IN THE WESTERLY BOUNDARY LINE OF SPRINGWOOD PLACE AS RECORDED IN BOOK 6200, PAGE 911, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE COMMON REAR PROPERTY LINE OF LOT #4;
THENCE WITH THE SAID BOUNDARY LINE OF SAID SUBDIVISION AND ALSO ALONG THE REAR OF SAID LOT #4, SOUTH 05 DEGREES 01' 36" WEST 158.91' FEET TO AN IRON ROD; SAID IRON ROD BEING LOCATED IN THE NORTHERLY BOUNDARY LINE OF NASHBORO VILLAGE, TRACT 21, AS RECORDED IN BOOK 10307, PAGE 82, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNE
THENCE LEAVING THE BOUNDARY OF SAID SUBDIVISION AND ALONG THE SAID BOUNDARY LINE OF NASHBORO VILLAGE TRACT 21 AND GENERALLY WITH AN OLD FENCE LINE NORTH 86 DEGREES 17' 57" WEST 123.83' TO AN IRON ROD; SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE MABLE ELLIS PROPERTY AS RECORDED IN BOOK 3616, PAGE 187, WITH A DEED OF CORRECTION RECORDED IN BOOK 6104, PAGE 406, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THENCE WITH SAID NASHBORO VILLAGE BOUNDARY LINE AND WITH THE EASTERLY BOUNDARY LINE OF ELLIS AND GENERALLY WITH AN OLD FENCE LINE NORTH 05 DEGREES 14' 41" EAST 154.81' TO AN IRON ROD;
THENCE SOUTH 88 DEGREES 12' 33" EAST 123.40' TO THE POINT OF BEGINNING;
CONTAINING 0.45 ACRES (19,371 SQUARE FEET).

BEING THE SAME PROPERTY CONVEYED TO DANIEL WICKER, AN UNMARRIED MAN BY WARRANTY DEED FROM JOHN D. CAIN AND JANICE M. CAIN, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20150904-0090361 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 01, 2015 AND RECORDED ON SEPTEMBER 04, 2015.

NICOLE WICKER, SPOUSE OF DANIEL WICKER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL RIGHTS, TITLE AND INTEREST, SPECIFICALLY MARITAL INTEREST TO SAID PROPERTY.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 112 Smith Springs Court , Nashville, TN 37217
(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 hand(s) this 19th day of May, 2017.

Daniel Wicker

Nicole Wicker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Wicker and Nicole Wicker, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2017.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072