Davidson County DEEDWARR
Recvd: 06/06/17 09:15 2 pgs
Fees:13.00 Taxes:884.30
20170606-0056292

GRN-1732328SO



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$239,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2017.

Notary Public

My commission expires: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Daly and Kelsey Daly	: Sierra Pacific Mtg.	**142-09-0D-029.00 CO**
1128 General George Patton Road	6021 University Blvd.	
Nashville, TN 37221	Suite 200 Ellicott City, MD 21043	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
HOLLY POFF, ADMINISTRATOR OF THE ESTATE OF BOBBIE ANN LAFOLLETTE, AND Holly Poff and Kelly Fry, Heirs at Law of the Estate of Bobbie Lafollette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kelsey A. Daly, unmarried & Michael E. Daly and Christine L. Daly, husband and wife
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1128, designated No.1128-C, River Plantation, Section Six, Phase One, a condominium, as of record in Book 5200, pages 359 and 360, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bobbie Lafollette by Warranty Deed from Jeffery R. Frankenstein andJenifer Frankenstein, husband and wife dated August 31, 2004 and recorded September 02, 2004 as Instrument No. 20040902-0106663 in said Register's Office for Davidson County, Tennessee. The said Bobbie Lafollette having died intestate on August 1, 2016, her Estate probated in Case No. 16P-1447, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1128 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 31ST day of May, 2017.

Holly Poff

Holly Poff

Kelly Fry

Kelly Fry

Holly Poff, Administrator

HOLLY POFF, Administrator of the Estate of Bobbie Ann LaFollette

State of Tennessee
County of Davidson

On this 31ST day of May, 2017, before me personally appeared, **Holly Poff and Kelly Fry, Heirs at Law of the Estate of Bobbie Lafollette, and Holly Poff as Administrator of the Estate of Bobbie Ann LaFollette,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY