WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170049445 DEEDWARR
Recvd: 06/09/17 12:17 2 pgs
Fees: 13.00 Taxes: 1624.30
20170609-0058087

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMASON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David S. Holdren	Bank of America N.A	115-13-0-018.00
(NAME)	(NAME)	
763 Rodney Drive	101 South Tryon St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) D.H.	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Thomas W. Kelly and Elizabeth D. Kelly,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Holdren, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 205, on the plan of Section Eight, West Meade Hills, of record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth D. Kirkland by Warranty Deed from James W. Hartz and wife, Virginia B. Hartz, dated December 8, 2004, of record in Instrument No. 20041210-0147224, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Thomas W. Kelly and wife, Elizabeth D. Kelly, by Quitclaim Deed from Elizabeth D. Kirkland Kelly (f/k/a Elizabeth D. Kirkland), dated April 25, 2006, of record in Instrument No. 20060426-0047697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, pages 61 and 62; Restrictions of record in Book 3789, page 119; Affidavit of Affixation of record in Instrument No. 20080122-0006568; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 763 Rodney Drive, Nashville, TN 37205
(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 our hands this 5th day of June, 2017.

Thomas W. Kelly

Elizabeth D. Kelly

State of Texas
County of Galveston

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Thomas W. Kelly and Elizabeth D. Kelly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Galveston, Texas, this 2nd day of June, 2017.

Notary Public
My Commission Expires: 3-15-19

File No.: 24558

STEPHEN CALDWELL JR.
NOTARY PUBLIC
STATE OF TEXAS
Notary I.D. 12855419-8
My Comm. Expires Mar. 15, 2019