STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Susan Colchin-Lewis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6TH DAY OF JULY 2017

Jordan T. Mc...
NOTARY PUBLIC

My commission expires: 01-06-2020

JORDAN T. McCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17060033

Address of New Owner
Sean Kelly
113 Williams Valley Court
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
042-12-0B-024.00

Davidson County DEEDWARR
Recvd: 07/07/17 11:59 2 pgs
Fees:13.00 Taxes:525.40
20170707-0068462

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sidney E. Chandler, IV and Patricia A. Chandler, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sean Kelly, a married man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Williams Valley, of record at Instrument No. 20010108-0001974, as revised at Instrument No. 20010201-0009794, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Sidney E. Chandler, IV, by Warranty Deed from T & T Building Contractors, LLC, dated 08/23/02 and recorded on 08/27/02 in Instrument No. 20020827-0103495, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sidney E. Chandler, IV and Patricia A. Chandler, Husband and Wife, by Quitclaim Deed from Sidney E. Chandler, IV, dated 12/09/15 and recorded on 12/22/15 in Instrument No. 20151222-0128927, Register's Office for Davidson County, Tennessee.

This is property generally located:
113 Williams Valley Court, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20010108-0001974, and revised by Instrument No. 20010201-0009794, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010308-0022084, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 5515, Page 970, and Book 5515, Page 973, said Register's Office.
5. Storm Water Agreement of record in Instrument No. 20000508-0046246, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Sidney E. Chandler, IV and Patricia A. Chandler** has/have caused this instrument to be executed, this the 6 day of July, 2017.

Sidney E. Chandler, IV

Patricia A. Chandler

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sidney E. Chandler, IV and Patricia A. Chandler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 6 day of July, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC BRONNER MCCOY LEWIS CHEATHAM COUNTY

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019