THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712527

BILL GARRETT, Davidson County
Trans:T20170065924 DEEDWARR
Recvd: 08/01/17 12:20 2 pgs
Fees:13.00 Taxes:3422.50

20170801-0077986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00

Affiant

Subscribed and sworn to before me, this21st day of July, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca Y. Harris, Trustee 4608 TODDINGTON DRIVE Nashville TN 37215-4210	New Owner	Tax Parcel ID No. 131-10-9.00

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 of which is hereby acknowledged, **Cory C. Kelley and Katherine F. Kelley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to Rebecca Y. Harris, Trustee of The Peyton Family Trust, dated July 21st 2017**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory C. Kelley and Katherine F. Kelley, husband and wife by Warranty Deed from Florence Mouen Makoua and Frederic Mouen Makoua, wife and husband, recorded on the 24th day of July, 2012 in Instrument No. 20120724-0065100, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION THREE, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2881, Page 552.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5765, Page 765.

This is improved property located at 4608 TODDINGTON DRIVE Nashville TN 37215-4210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2017.

Cory C. Kelley

Katherine F. Kelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cory C. Kelley and Katherine F. Kelley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2017.



Notary Public