THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $234,900.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2017.

Notary Public
My Commission Expires: _____

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

BILL GARRETT, Davidson County
Trans:T20170069775 DEEDWARR
Recvd: 08/11/17 12:35 2 pgs
Fees:13.00 Taxes:869.13
20170811-0082534

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Edward A. Quintard 248 Slayton Dr. Madison, TN 37115	New Owner	Tax Parcel ID No. 033-16-0-164.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER RYAN KELLY AND KATHERINE ELIZABETH KELLY, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **THE EDWARD ALEXANDER QUINTARD, III AND DONNA D. QUINTARD LIVING TRUST DATED AUGUST 8, 2001,** ("Grantee"), her 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. 133 on the plan of PRIMROSE MEADOWS, SECTION 2, as shown by plat of record in Plat Book 4860, Page 105, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CHRISTOPHER RYAN KELLY, UNMARRIED, by deed from DONNIE REED AND SHELIA REED, HUSBAND AND WIFE, of record as Instrument No. 20141107-0102945, dated November 6, 2014, said Register's Office.

Katherine McGovern, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property

This is improved property commonly known as: **248 Slayton Dr., Madison TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, his 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 8 day of August 2017.

CHRISTOPHER RYAN KELLY

KATHERINE ELIZABETH KELLY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER RYAN KELLY AND KATHERINE MCGOVERN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of August 2017.

MONTGOMERY COUNTY
ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 10/14/19