WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076696 DEEDWARR
Recvd: 09/01/17 09:04 2 pgs
Fees:13.00 Taxes:1165.50
20170901-0089907

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

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

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Michael Kelly**	Send Tax Bills To: **FirstBank**	Map-Parcel Numbers **Map 103-07-0 Parcel 067.00**
5415 Knob Road	**318 Seaboard Lane, Suite 205**	
Nashville, TN 37209	**Franklin, TN 37067**	

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,

Rachel E. Leach nka Rachel L. Hudson and James H. Hudson, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Kelly and Meagan Myers Kelly, 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Richland Meadows, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rachel E. Leach, a single woman, by Deed dated January 30, 2014 from Elizabeth Peterson Hall, married, of record in Instrument No. 20140203-0009371, Register's Office for Davidson County, Tennessee. The said Rachel Hudson, fka Rachel E. Leach, having quitclaimed to James H. Hudson and Rachel Hudson, husband and wife, as surviving tenant by the entirety, by Quitclaim Deed dated August 18, 2016, of record in Instrument No. 20160823-0088221, said Register's Office.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 2083, Page 40, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2152, Page 121, and in Book 2195, Page 256, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5415 Knob Road, Nashville, TN 37209**

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 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 my/our hand(s) this **31st** day of **August, 2017.**

Rachel E. Leach nka Rachel L. Hudson

James H. Hudson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rachel E. Leach nka Rachel L. Hudson and James H. Hudson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21