Bill Garrett Davidson County
Batch# 14718 **DEEDWARR**
10/17/2017 02:17:02 PM 2 pgs
Fees: $13.00 Taxes: $1,028.23

20171017-0106394

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $277,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of October, 2017.

NOTARY PUBLIC

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mallori S. Kirchenschlager and Adam B. Roberts	new owners	08507012200
(NAME)	(NAME)	
201 Jenry Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $277,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **LeeAnn K. McDonald and Arch B. Kelley, III and Tammy Lynn K. Cantrell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mallori S. Kirchenschlager and Adam B. Roberts, Tenants in Common with Rights of Survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEGINNING at a point in the easterly margin of Jenry Court at the corner of Lots No. 261 and 262; thence with said Court around a curve in a southerly direction, 48.21 feet to a corner of Lots No. 262 and 263; thence with the line between Lot No. 263, 206.43 feet to a point; thence with the line of Lot No. 262, northeasterly 28.42 feet to a point in the corner of Lot 249; thence with the line between Lots No. 249, 250, and 262, in a northwesterly direction 218.64 feet to the corner of Lots 261 and 262; thence with the line between said Lots No. 261 and 262, in a southwesterly direction 190.43 feet to beginning.

Being the same property conveyed to Arch Brown Kelley, Jr. and wife, Helen G. Kelley by Warranty Deed from Carl Batson and wife, Bettye H. Batson of record in Book 3163, page 337, Register's Office for Davidson County, Tennessee, dated 12/02/1960 and recorded on 12/09/1960. Hellen G. Kelley having since died on October 3, 2009. Arch Brown Kelley, Jr. having since died on April 3, 2015 with Probate Case No. 15P996.

This property is **improved** property known as: 201 Jenry Court, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of October, 2017.

LeeAnn K. McDonald

Arch B. Kelley, III

Tammy Lynn K. Cantrell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LeeAnn K. McDonald, Arch B. Kelley, III, and Tammy Lynn K. Cantrell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-17-201

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122