30326-5 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 28992 DEEDWARR
11/22/2017 09:35:56 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171122-0119866

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2017.

Notary Public

My commission expires: 7/7/20

(AFFIX SEAL)

JEFFREY LEE BROOKS NOTARY PUBLIC STATE OF TENNESSEE 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:	Send Tax Bills To:	Map-Parcel Numbers
Jacqueline D. Kelly, Trustee	**First Farmers & Merchants Bank**	**081-08-0-030.00**
PO Box 158323	**816 South Garden Street**	
Nashville, TN 37215	**Columbia, TN 38401**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Penny V. Graham

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Jacqueline D. Kelly, Trustee for The Jacqueline D. Kelly Revocable Living Trust u/a/d July, 8, 2005

HEREINAFTER CALLED THE GRANTEE OR HER SUCCESSORS IN TRUST, 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 Nos. 16 and 17 on the Map of North Nashville Real estate Company's Plan of Lots, of record in Book 21, Page 105, 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 Penny V. Graham, by Deed dated January 31, 2001 from Reba D. Bogle and Robert W. Bogle, Sr., husband and wife, of record in Instrument No. 20010206-0011423, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan of record as shown in Book 21, page 105, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.

The property granted herein is not the place of residence of the Grantor

This is improved property, known as **1928 9th Avenue N, Nashville, TN 37208**

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **17th** day of **November, 2017.**

Penny V. Graham

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Penny V. Graham,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **November, 2017.**

Notary Public

My Commission Expires: 3/9/21

CARLA CERVANTES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 9, 2021