This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 34268 DEEDWARR
12/06/2017 04:13:30 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20171206-0124708

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 220,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of December, 2017

Notary Public

My Commission expires 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Rachel Kelley
Antonio Kelley
1045 Blue Mountain Ln
Antioch, TN 37013-5739
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 135140A26500C0

WARRANTY DEED

17NT00647

Effective the 5th day of December, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GRAYLAND JACKSON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RACHEL KELLEY AND ANTONIO KELLY, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 265, on the Plan of Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 964, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Grayland Jackson, by Warranty Deed from \Sandra Page and husband, Luis Galarza, dated 04/05/2007 and recorded 04/11/2007 at Document No. 20070411-0043310, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1045 Blue Mountain Ln, Antioch, TN 37013.

Seller warrants that this property has not been used as his primary residence.

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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5th day of December, 2017

Grayland Jackson

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Grayland Jackson, the within named bargainer 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 the 5th day of December, 2017

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019