WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00
RETURN TO Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 01288-40975	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017. Notary Public MY COMMISSION EXPIRES: 4-13-19 (AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lad L. Kelley	NEW OWNER	126 15 0B 165.00
(NAME)	(NAME)	
1105 Silverleaf Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael John Toole and Amber Toole, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lad L. Kelley and Mary Katherine Kelley, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot Number 165, on the Plan of Section One, Lexington Pointe Subdivision, of record in Plat Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael John Toole and Amber Toole, husband and wife by Warranty Deed from Jack R. Jones and Cara K. Jones, husband and wife, dated 05/18/2015, recorded 05/19/2015 of record in Instrument No. 20150519-0045919, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20000830-0085624, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20001018-0103445, First Supplementary Declaration to Amended and Restated Declaration of record in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754, Amendment to Bylaws of record in Instrument No. 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of record in Book 513, Page 396, in the Register's Office for Davidson

Bill Garrett Davidson County
Batch# 37354 **DEEDWARR**
12/15/2017 11:22:58 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20171215-0127957

County, Tennessee.
Easement contained in Right of Way of record in Book 751, Page 375, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
Easement contained in Declaration of Taking of record in Book 4205, Page 194, in the Register's Office for Davidson County, Tennessee.
Easement contained in Judgment of record in Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 11669, Page 837, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
Charter of Lexington Point Homeowners Association, Inc., of record in Instrument No. 20001020-0104424, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 117 Commonwealth Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 1st day of December, 2017.

Michael John Toole

Amber Toole

State of Tennessee
County of Williamson

Personally appeared before me Michael John Toole and Amber Toole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2017.

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

Notary Public
My Commission Expires: 8/15/21

File No.: 01288-40975
SMG TN Warranty Deed