Bill Garrett Davidson County
Batch# 48506 DEEDWARR
01/17/2018 04:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,045.25
20180117-0005049

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: ~~August 15, 2020~~ 7-5-2020

(AFFIX SEAL)

MELANORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcucio J Kelly	Marcucio J Kelly	117-03-0-C105.00CO
(NAME)	(NAME)	
105 Hillsboro Place	105 Hillsboro Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Penny Flippo and Mary Kay Pruitt, joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcucio J Kelly and Ariel Mason 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:

Situated in Davidson County, Tennessee, being Unit No. 105, on the Plan of HILLSBORO PLACE CONDOMINIUMS, of record in Plat Book 5200, Page 725, as amended in Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, as amended in Book 6285, Page 209 and Instrument No. 20170515-0048155, said Register's Office.

Being the same property conveyed to Mary Kay Pruitt and Penny Paulette Flippo, Joint Tenants with Right of Survivorship by Warranty Deed dated 11/14/2003 from Joanna L. Carter, Unmarried of record in Instrument 200311200169 605 , Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

Unimproved ☐

This is improved ☑ property, known as 105 Hillsboro Place, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 16th day of January, 2018.

Penny Flippo

Mary Kay Pruitt

State of Tennessee
County of ~~Davidson~~ Williamson

Personally appeared before me Penny Flippo and Mary Kay Pruitt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of January, 2018.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

File No.: 17-5513

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

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
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019