Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-AA-17-3001

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17686

Bill Garrett Davidson County
Batch# 52559 DEEDWARR
01/29/2018 10:24:57 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20180129-0008865

Send Tax Bills To:
New Owner

New Owner is:
Terence ~~Kelly~~ Kelley
3001 Hamilton Church Rd #521
Antioch, TN 37013

MAP: 163-04-0A
PARCEL: 521.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dennis Williams (a/k/a Dennis W. Williams), and Alison Williams (a/k/a Alison J. Williams)**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terence ~~Kelly~~** Kelley, **an unmarried man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3001 Hamilton Church Road, Unit 521, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 521, Hamilton Crossings Townhomes, Phase 1, a Planned Unit Development of record in Instrument Number 20040212-0016945, amended in Instrument Number 20050310-0026734, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Dennis Williams and Alison Williams, by Warranty Deed from Arinze Properties, LLC, a Tennessee Limited Liability Company, dated 3/17/15 and recorded 3/26/15 in Instrument No. 20150326-0026068, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of January, 2018.

GRANTOR:

Dennis Williams by Alison Williams

Dennis Williams by Alison Williams, his Attorney-in-Fact attorney in fact

Alison Williams

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Alison Williams**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument on behalf of **Dennis Williams** and who acknowledged that she executed the same as free act and deed of the said Dennis Williams and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Dennis Williams, and appearing of record in Instrument Number 20180129-0008864, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 23rd day of January, 2018.

Notary Public

My Commission Expires: September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Alison Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of January, 2018.

Notary Public

My Commission Expires: September 7, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

SWORN TO and subscribed before me this 23rd day of January, 2018.

NOTARY PUBLIC

My commission expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021