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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 61076 DEEDWARR
02/21/2018 11:14:55 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20180221-0016433

W & I Ref: (DM) Title No.: 59395
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Everett Edward Kelley Jr. 210 Paddock Lane Nashville, TN 37205	**Regions Bank d/b/a Regions Mortgage** **2050 Parkway Office Circle** **Birmingham, AL 35244**

TAX MAP PARCEL NUMBERS: 11614004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chris R. Kelly and Lori J. Kelly, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Everett Edward Kelley Jr., an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 and 35 on the Map of Belle Meade Subdivision of record in Book 1130, page 3, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris R. Kelly and Lori J. Kelly, husband and wife by Warranty Deed from Timothy B. Fouts and wife, Madeline Y. Fouts, dated May 14, 2014 and recorded on May 19, 2014 of record in Instrument No. 20140519-0042886, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 3, said Register's Office, which Plan shows a 30 foot minimum building setback line from Paddock Lane, and a 5 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 210 Paddock Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th and 20th day of February, 2018

Chris R. Kelly

Lori J. Kelly

State of Tennessee

County of Davidson

On this 16th day of February, 2018, before me the undersigned authority, personally appeared **Chris R. Kelly,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 20th day of February, 2018, before me the undersigned authority, personally appeared **Lori J. Kelly,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Sworn and subscribed before me this 20th day of February, 2018.

Notary

My Commission Expires: 5/3/21

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN