WARRANTY DEED

File #18055

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SE

Bill Garrett Davidson County
Batch# 63443 DEEDWARR
02/28/2018 10:15:26 AM 2 pgs
Fees: $13.00 Taxes: $632.70

20180228-0018688

Return to: #12883
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase Gilbert	Churchill Mfg. Corp.	-162-06-0-391.00
(NAME)	(NAME)	
159 Tusculum Road	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeffrey D. Kelley, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase Gilbert, a single man and Broc Gilbert, a single man as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 2, on the Plan of Old Tusculum Road Heights, Section 3, on an unrecorded plan, described according to survey of Barry Greer & Associates, dated December 12, 1978 as follows:

Beginning at a point in the south margin of Tusculum Road; thence South 27 degrees 14' west, 36.00 feet to a point; thence South 37 degrees 06' east, 89.69 feet; thence South 15 degrees 18' east, 54.14 feet; thence South 36 degrees 02' east, 57.90 feet to a point in the north margin of Old Tusculum Road; thence with said north margin of Old Tusculum Road, south 86 degrees 52' east, 74.00 feet; thence around a curve connecting said Tusculum Road and Old Tusculum Road, 62.10 feet to a point in the south margin of Tusculum Road; thence with a curve having a radius of 597.76 feet and with said margin of Tusculum Road, 21.91 feet to a point; thence continuing with south margin of Tusculum Road, North 47 degrees 06' west, 218.97 feet to the beginning.

Being the same property conveyed to Jeffrey D. Kelley by Warranty deed from Robert French and wife, Katherine French of record in Instrument No. 200802200016716 Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 20, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 159 Tusculum Road, Antioch, TN 37013

(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 hand this 27th day of February, 2018.

Jeffrey D. Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeffrey D. Kelley, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2018

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027