Bill Garrett Davidson County
Batch# 77227 DEEDWARR
04/09/2018 09:44:53 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180409-0033031

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey D. Kelley	Farmington Mtg., a division of CapStar Bank	#141060A02100
(NAME) 7520 Dove Valley Drive	(NAME) 2002 Richard Jones Rd, #300A	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAUREEN GREEN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY D. KELLEY, AN UNMARRIED MAN,

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:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Revised, Section One, Poplar Ridge, of record in Plat Book 7900, Page 206, corrected by Surveyor's Certificate of Correction in Book 8292, Page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maureen Green by Personal Representative's Deed from Maureen Green, Personal Representative for the Estate of Betty Jean Easton, (appointed in Probate Court Case Number 14P890, Seventh Circuit Court, Probate Division for Davidson County, Tennessee), dated March 20, 2015, of record in Instrument 20150323-0024836, said Register's Office. See also Estate of record in 14P890, Probate Court for Davidson County, Tennessee, and deed of record in Instrument 20031120-0169461, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 8113, Page 105, amended in Book 10322, Page 76; Book 10370, Page 333; Book 10948, Page 482; and Book 8113, Page 116, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book Plat Book 7900, Page 206, corrected by Surveyor's Certificate of Correction in Book 8292, Page 973, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Book 7601, Page 402 and Book 8292, Page 975, said Register's Office; (4) TVA Access Road Easement of record in Book 4116, Page 151, said Register's Office; (5) Easement to Tennessee Electric Power Co. of record in Book 787, Page 17, said Register's Office; (6) TVA Line Easement of record in Book 4364, Page 895, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 7520 Dove Valley Drive, Nashville, TN 37221
(House No.) (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 our hands this 6th day of April, 2018.

Maureen Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maureen Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this April 6, 2018.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.