WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Bill Garrett Davidson County
Batch# 80482 DEEDWARR
04/13/2018 10:14:01 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180413-0034910

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lawson M. Bair and Daria R. Bair	Highlands Residential Mortgage, LTD	12-39
(NAME)	(NAME)	
1263 Springfield Hwy	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180780

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, **we, Bradley M. McKelvey and wife, Victoria Lynn McKelvey**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lawson M. Bair and Daria R. Bair, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, lying on the East side of the new highway between Ridgetop and Goodlettsville, bounded and described as follows, to-wit:

BEGINNING at a point on the margin of said highway at an iron pin; thence South along the East margin of said highway, 339 feet and 8 inches, more or less, to another iron pin; thence in a Northeasterly direction 305 feet, more or less, to a point marked by an iron pin; thence in a Northwesterly direction a distance of 260 feet, more or less, to the point of beginning.

BEING a lot of ground in a triangular shape, lying wholly on the East side of said highway and bounded on the West by said highway, on the South by the lands of Williamson and Draper and on the North by the lands of Tinnin and Draper and running to a point on the East boundary said plot containing ½ acre, more or less.

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is a tract of land conveyed to the State of Tennessee of record in Book 6121, page 667, Register's Office for Davidson County, Tennessee, to-wit:

BEGINNING at the point of intersection of the West boundary of Howard A. Gentry, etux and the Northeast margin of SR 11 (US 41), Dickerson Road; thence with the said Northeast margin Northwestwardly 348 feet, more or less, to a point; thence with the boundary of Charles R. Parker, et ux, North 74° 20' East 12 feet, more or less, to a point; thence with the proposed right of way with a 11,509.16 foot radius curve right and Southeastwardly 337 feet, more or less, to a point; thence with the said West boundary South 1° 50' West, 6 feet, more or less, to the point of beginning, and containing 2995 square feet, more or less.

BEING the same property conveyed to Bradley M. McKelvey and wife, Victoria Lynn McKelvey by Warranty Deed from David Eugene Hornbuckle and wife, Patti Hornbuckle dated November 12, 1998 and filed of record in Book 11204, page 131, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Pumps, Service Lines, Ingress, Egress Purposes and Appurtenances of record in Instrument 20021028-0131622, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1263 Springfield Hwy, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of April, 2018

Bradley M. McKelvey

Victoria Lynn McKelvey

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bradley M. McKelvey and wife, Victoria Lynn McKelvey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of April, 2018.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY