WARRANTY DEED

Bill Garrett Davidson County
Batch# 106151 DEEDWARR
06/19/2018 10:09:10 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180619-0058787

G-FC-18-04785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

RYAN E. TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Lynn Kellogg	**BancorpSouth Bank**	
(NAME) **4785 Whites Creek Pk.**	(NAME) **2778 West Jackson Street**	**030-00-0-211.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) **Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCENE M. CHILDERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY LYNN KELLOGG, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit: Described property in Davidson County, Tennessee, being land in the 14th Civil District of Whites Creek Pike and being the NW corner of Lot 1 on the Plat of Mamie Keathley in Plat Book 5800, Page 98, Register's Office for Davidson County, Tennessee; thence with the N line of said Lot, N 52 deg. 24' 51"E, 196.83 feet to an iron pin; thence N 53 deg. 33' 47"E, 431.76 feet to an iron pin; thence N 52 deg. 17' 50"E, 70.93 feet to a point; thence S 35 deg. 15' 00"E, 130.00 feet to a point; thence S 53 deg. 31' 15" W, 699.35 feet to a point in the easterly margin of Whites Creek Pike; thence with said margin N 33 deg. 15' 00" 125 feet to the beginning.

Being the same property conveyed to Francene M. Childers by Warranty deed from Steven Dickens and wife Cynthia Dickens of record in Instrument No. 20070719-0085735 Register's Office for Davidson County, Tennessee, dated July 13, 2007 and recorded on July 19, 2007.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 98, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Sanitary Sewer easement of record in Book 7135, Page 825, and rerecorded in Book 7163, page 559, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4785 Whites Creek Pk., Whites Creek, Tennessee 37189**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JUNE, 2018.

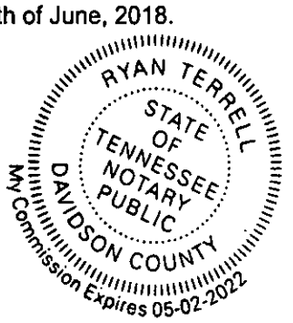
Francene M. Childers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of June, 2018.

Notary Public
My Commission Expires: 5-2-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212