WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135959 **DEEDWARR**
09/04/2018 11:09:23 AM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20180904-0087178

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2018.

Russi Groom
Notary Public

MY COMMISSION EXPIRES: 9.16.2020
(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: 18-0721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander D. Kelley and Ksenia Kelley	Citizens Bank	#110030A1200CO
(NAME) 2565 Hessey Pass	(NAME) 6100 Tower Circle #600	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Franklin, Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($346,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DIANNE T. LEE , UNMARRIED,

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

ALEXANDER D. KELLEY AND KSENIA KELLEY, 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:

BEING Lot No. 102, on the Plan of Final Plat, Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dianne T. Lee, unmarried, by deed from Frank Batson Homes, Inc., of record in Instrument 20151231-0131502, Register's Office for said County, dated December 30, 2015.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, 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 Instrument 20150406-0029421, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20150930-0099413, said Register's Office; (4) Soil Absorption Letter in Book 6431, Page 609, said Register's Office; (5) Right of Use of Spring in Book 1001, Page 112, said Register's Office; (6) Storm Water Detention Agreement of record in Instrument 20070112-0005324, said Register's Office; (7) Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument 20071226-0146916, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2565 Hessey Pass, Mount Juliet, TN 37122
(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 27 day of August, 2018.

Dianne T. Lee

STATE OF NORTH CAROLINA
COUNTY OF Haywood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne T. Lee, 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 this, 27 day of August, 2018.

My Commission Expires:

ILYANA CABLE NOTARY PUBLIC HAYWOOD COUNTY NORTH CAROLINA EXPIRES Aug 23, 2021

Notary Public