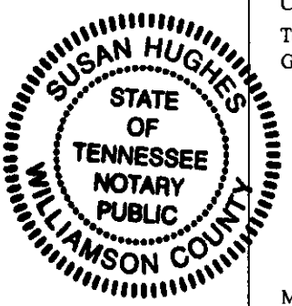
# WARRANTY DEED

File #18462




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/03/19

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 156720 DEEDWARR
11/05/2018 11:21:29 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20181105-0109478

**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 |
|---|---|---|
| John Dayton Wright,, Jr. | NEW OWNER | -160-00-0-032.01 |
| (NAME) | (NAME) | |
| 3149 Hazelton Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Thompson's Station, TN 37179 | | |
| (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, **Barbara P. Kelly, Trustee of The Barbara P. Kelly Revocable Trust u/a/d December 25, 2007,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Dayton Wright, Jr and Linda Kennon Wright, husband and wife,** 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 the southwesterly part of Lot No. 11 on the Map of D. C. Kelley's Subdivision of the Scales & Wilkinson Lands of record in Book 421, Page 13, in the Register's Office for Davidson County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated February 16, 1962, as follows:

Beginning at a point in the center of Kelley Road at the common corner of Lot Nos. 11 and 12 on said plan; thence North 2° 05' East, with the line between said Lot Nos. 11 and 12, 655 feet to a point in said line; thence South 86° 15' East, along a line parallel to the center line of Kelley Road, 200 feet to a point, thence South 2° 05' West, 655 feet to a point in the center line of Kelley Road; thence North 86° 15' West along the center line of Kelley Road, 200 feet to the point of beginning, containing 3.01 acres, more or less.

Being the same property conveyed to Barbara P. Kelly, as Trustee of the Barbara P. Kelly Revocable Trust u/a/d December 25, 2007 by Quitclaim Deed from Barbara P. Kelly, an unremarried widow of record in Instrument No. 20081212-0119640, Register's Office for Davidson County, Tennessee, dated October 03, 2008 and recorded on December 12, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5514 Kelly Rd., Brentwood, TN 37027

(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 31st day of October, 2018.

**The Barbara P. Kelly Revocable Trust u/a/d December 25, 2007**

**BY:** Barbara P. Kelly, Trustee
**Barbara P. Kelly, Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara P. Kelly**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the The Barbara P. Kelly Revocable Trust u/a/d December 25, 2007**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of October, 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