WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162227 DEEDWARR
11/19/2018 11:00:09 AM 2 pgs
Fees: $13.00 Taxes: $1,166.42

20181119-0113570

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,250.00

Caleb Kelley by Stephanie Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-2022

(AFFIX SEAL)

KRISTY A WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Hermitage, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Rich	David M. Rich	083-11-0-063.00
(NAME)	(NAME)	
20 Music Circle East	20 Music Circle East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 considerations, the receipt of which is hereby acknowledged, I, **Caleb L. Kelley, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David M. Rich, unmarried, Mark W. Honeycutt II and wife, Leah Honeycutt**, hereinafter called the GRANTEE(S), their heirs and/or 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. 22, Rolling Acres, Section 1, of record in Plat Book 1130, page 34, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Caleb L. Kelley, an unmarried man, by Warranty Deed from Mary Elizabeth Prince, unmarried, filed for record at Instrument Number 20090901-0082134, said Register's Office.

The said Caleb L. Kelley having been found unable to comprehend and understand the execution of this instrument in the full capacity for which it's meant, and Stephanie Kelley hereby executes this instrument by virtue of an Ex Parte Order For Emergency Conservatorship from the Seventh Circuit Court for Davidson County, Tennessee, filed as No. 18P1886, on November 7, 2018.

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 1140, Page 182, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 1181, Page 401, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, Page 747, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-42876
SMG TN Warranty Deed

This is improved ☑ property, known as 517 Skyview Drive, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or 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/or 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 14th day of November, 2018.

Caleb L. Kelley by Stephanie Kelley

Caleb L. Kelley
By: Stephanie Kelley, Emergency Conservator of the
Estate of Caleb L. Kelley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Stephanie Kelley, whom I am personally acquainted and who upon her oath acknowledged herself to be the Emergency Conservator of the Estate of Caleb L. Kelley, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 14th day of November, 2018.

Tracy A Ward
NOTARY

MY COMMISSION EXPIRES: 11-3-2020

TRACY A WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122