(1) Return to:

BRIDGEHOUSE TI
342 COOL SPRINGS ...
STE 202
FRANKLIN, TN 37067

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2689

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of January, 2019

Notary Public

Commission Expires: 9/6/22

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelsey R. Prenger 1069 Woodbury Falls Drive Nashville, TN 37221	New Owner	128-12-0C-082.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

William Daniel Kellar, an unmarried individual

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelsey Prenger, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit 1069, on the Plan of Woodbury Townhomes, Phase1 attached as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200603100028278, and amended in Instrument No. 20080201-0010772, in the Register's Office for Davidson, Tennessee; including , without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, shown as Exhibit to the above stated Declaration of Covenants, Conditions and Restrictions for a more complete identification and placement of such Unit. Reference is also hereby made an incorporated herein to P.U.D.. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Daniel Kellar, an unmarried individual by Warranty deed from James R. Cooley and Bailey V. Cooley, husband and wife of record in Instrument No. 20150702-0064307 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 02, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1069 Woodbury Falls Drive, Nashville, TN 37221

Karen Y Johnson Davidson County
Batch# 182318 **DEEDWARR**
01/10/2019 09:26:36 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190110-0002636

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of January, 2019.

William Daniel Kellar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Daniel Kellar** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of January, 2019.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)