WARRANTY DEED

Karen Johnson Davidson County
Batch# 210379 **DEEDWARR**
03/27/2019 10:30:26 AM 2 pgs
Fees: $13.00 Taxes: $166.50

20190327-0027539

JM-WRG-19-3714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2021

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)
Antonio C. Turner	**NEW OWNER**	
(NAME)	(NAME)	
3714 Homeland Drive	5054 Trantham Rd.	**058-04-0-009.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Whites Creek, TN, 37189	
(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, **NANCY A. KELLY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTONIO C. TURNER, UNMARRIED,** 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, being Lot No. 9 on the Plan of Bryant Wood Trace Subdivision, Phase I of record in Plat at Instrument No. 20010108-0002316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy A. Kelly, unmarried by Quitclaim deed from John M. Anderson, unmarried, of record in Instrument No. 20190319-0024848 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 19, 2019.

And further being the same property conveyed to Nancy A. Kelly, unmarried by Quitclaim deed from Stephanie L. Thomas, unmarried, of record in Instrument No. 20190319-0024847 Register's Office for Davidson County, Tennessee, dated March 6, 2019 and recorded on March 19, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat at Instrument No. 20010108-0002316, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20010625-0067032 and in Instrument No. 20020226-0024371 and in Instrument No. 20100702-0052411 in the 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: **3714 Homeland Drive, Nashville, Tennessee 37218**.

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 22nd DAY OF MARCH, 2019.

Nancy A. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY A. KELLY, 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 22nd of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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