THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319539

Karen Johnson Davidson County
Batch# 211767 DEEDWARR
03/29/2019 02:21:41 PM 2 pgs
Fees: $13.00 Taxes: $2,135.46

20190329-0028708

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $577,150.00.

Affiant

Subscribed and sworn to before me, this29th day of March, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Kelly 5319 Lancelot Road Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-03-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John J. Hollins, Jr., Trustee of the Carol Vaught Hollins Marital Trust, dated July 14, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Kelly, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows:

Being lot No. 39 on the Plan of Camelot Acres, Section II, as of record in Book 3700, Page 151, Register's Office for said County.

Said lot No. 39 fronts 241.67 feet on the Westerly side of Lancelot Road and extends back 251.35 feet on the Northerly line and 184.9 feet on the Southerly line to a dead line measuring 186.42 feet thereon.

Being the same property conveyed by Quitclaim Deed from John J. Hollins to John J. Hollins, Jr., Trustee of the Carol Vaught Hollins Marital Trust established on July 14, 2008 as recorded on the 31st day of July, 2008 in Instrument No. 20080731-0078394; General Warranty Deed from Carol Vaught Hollins to John J. Hollins as recorded on the 31st day of July, 2008 in Instrument No. 20080731-0078393 and Warranty Deed from James E. Patterson and wife, Evelyn Patterson to John J. Hollins and wife, Carol Vaught Hollins as recorded on the 18th day of January, 1968 in Deed Book 4205, Page 719, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAMELOT ACRES, SECTION II, as recorded in Plat Book 3700, Page(s) 151.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4193, Page 144.

This is improved property located at 5319 Lancelot Road Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2019.

The Carol Vaught Hollins Marital Trust, dated July 14, 2008

By: _____, Trustee
John J. Hollins, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Hollins, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Carol Vaught Hollins Marital Trust, dated July 14, 2008 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of March, 2019.

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022