WARRANTY DEED

Karen Johnson Davidson County
Batch# 224694 DEEDWARR
05/02/2019 08:49:48 AM 3 pgs
Fees: $18.00 Taxes: $917.60

20190502-0040684

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Harrison A. Connally and Erin Connally		148 01 0 181.00
(NAME) 4966 Sherman Oaks Dr	(NAME) New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Harry E. Kiely, also known as Harry Edward Kiely, and wife, Jackie M. Kiely, also known as Jackie Edwina Morgan Kiely, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harrison A. Connally and Erin Connally, husband and wife**, 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 Lot No. 398 on the Plan of Hillbrook, Section 6, of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Harry E. Kiely, unmarried by Warranty Deed from Charles R. Dorman (Dornan), unmarried dated January 30, 1989 and recorded February 3, 1989 in Book 7765, Page 677, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry E. Kiely and wife, Jackie M. Kiely by Quitclaim Deed from Harry E. Kiely dated July 21, 1992 and recorded August 17, 1992 in Book 8702, Page 904, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Harry E. Kiely and wife, Jackie M. Kiely, as tenants by the entirety, and Patricia Diane Swartout, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from C. Edward Coomer, Trustee dated January 12, 2000 and recorded January 20, 2000 as Instrument No. 200001200006898, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Harry E. Kiely and, Jackie M. Kiely, husband and wife by Quitclaim Deed from Patricia McMillan, f/k/a Patricia Diane Swartout, and husband, Robert McMillan, dated April 30, 2019 and recorded under

File Number: GRN-1900835SSO

Instrument No. 20190502:0040082, in the Register's Office of Davidson County, Tennessee. See also Order [for Conservatorship of Harry Edward Kiely]and Amended Order [for Conservatorship of Harry Edward Kiely], entered April 17, 2019 and April 24, 219, respectively, in the Probate Court of Wilson County, Tennessee in Docket No. 2019-PR-109.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4966 Sherman Oaks Dr, Nashville, TN 37211

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 our hands this 30th day of April, 2019.

Harry E. Kiely, Also Known as Harry Edward Kiely, by Patricia Dianne McMillan, Conservator

Harry E. Kiely, also known as Harry Edward Kiely, by Patricia Dianne McMillan, Conservator

Jackie M. Kiely, Also Known as Jackie Edwina Morgan Kiely, by Patricia Diane McMillian as Attorney in Fact

Jackie M. Kiely, also known as Jackie Edwina Morgan Kiely, by Patricia Diane McMillian as Attorney in Fact

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STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Patricia Diane McMillan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Jackie M. Kiely, also known as Jackie Edwina Morgan Kiely, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Jackie M. Kiely, also known as Jackie Edwina Morgan Kiely, for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Patricia Diane McMillan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Harry Edward Kiely in her capacity as Conservator for Harry Edward Kiely, said conveyance having been specifically approved by the Court in the Order and Amended Order herein referenced, of record purusant to Docket No. 2019-PR-109.

Witness my hand and official seal, this the 30th of April, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

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