Karen Johnson Davidson County
Batch# 224895 DEEDWARR
05/02/2019 12:52:19 PM 2 pgs
Fees: $13.00 Taxes: $166.50

20190502-0040992

WARRANTY DEED

STATE OF TENNESSEE
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 1ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Gregory Shelby and husband, John Shelby	Kimberly Gregory Shelby and John Shelby (NAME)	052160A
831 Wren Road (ADDRESS)	831 Wren Road (ADDRESS)	08000CO
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Collins O'Brien and wife, Billie O'Brien, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly Gregory Shelby and husband, John Shelby, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in , STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT # J-80, ON THE PLAN OF NEELY'S BEND CONDOMINIUM, CREATED UNDER TITLE 64, SECTIONS 2701 ET. SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 5483, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF NEELY'S BEND CONDOMINIUM OF RECORD IN BOOK 5200, PAGE 200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SUCH L

BEING THE SAME PROPERTY CONVEYED TO COLLINS O'BRIEN & BILLIE O'BRIEN, HIS WIFE BY QUITCLAIM DEED DATED 3/18/14 FROM DAVID O'BRIEN OF RECORD IN INSTRUMENT NO. 20140321-0023464 AND BY WARRANTY DEED DATED 6/30/06 FROM JAMES P. FITE, A MARRIED MAN AND WILLIAM C. PELFREY, III, AN UNMARRIED MAN OF RECORD IN INSTRUMENT NO. 20060717-0085497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1301 Neely's Bend Road, Unit J80, Madison, TN 37115
(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 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 my/our hand(s) this 1st day of May, 2019.

Collins O'Brien

Billie O'Brien

WARRANTY DEED
(Continued)

Billie O'Brien

STATE OF Tennessee

COUNTY OF Davidson

Collins O'Brien and wife, Billie O'Brien

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the herein bargainor(s), 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 .

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072