THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190420326** Karen Johnson Davidson County Batch# 238178 DEEDWARR 06/04/2019 08:30:34 AM 2 pgs Fees: $13.00 Taxes: $2,079.40 20190604-0052822	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $562,000.00 Affiant Subscribed and sworn to before me, this 29th day of May, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Thomas John Kelly and Laura Yon Kelly 1422 Ordway Place Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-09-0-305.00

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, **Jennifer P. Blazier and Danny Blazier, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas John Kelly and Laura Yon Kelly, husband and wife**, ("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, Tennessee, being Lot No. 121 on the Plan of A.V.S Lindsley 29 Acre Tract, of record in Plat 57, Page 66, 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 Jennifer P. Blazier and Danny Blazier, Wife and Husband by Quitclaim deed from Jennifer P. Blazier, Married of record in Instrument No. 20181012-0101263 Register's Office for Davidson County, Tennessee, dated October 03, 2018 and recorded on October 12, 2018.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property located at 1422 Ordway Place Nashville TN 37206

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 May, 2019.

Jennifer P. Blazier

Danny Blazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer P. Blazier and Danny Blazier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2019.

Notary Public

My Commission Expires: _____

