WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

File #2019-221

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me on July 15, 2019.

NOTARY PUBLIC
My Commission Expires: 9-6-22

Karen Johnson
Batch# 257386
07/16/2019 10:10:24 AM
Fees: $13.00 Taxes: $2,220.00
20190716-0069351

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
James Darby Kellum and Sara Campbell Kellum 932 Battlefield Dr. Nashville, TN 37204	New Owner	118-05-0-155.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NATALIE NORTH N/K/A NATALIE NORTH SHEATS, A MARRIED WOMAN, AND PHILLIP NORTH AND DALE NORTH, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JAMES DARBY KELLUM AND SARA CAMPBELL KELLUM, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block "A" as shown on the map entitled Battlefield Estates, Section 2, of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4777, Page 222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to NATALIE NORTH, PHILLIP NORTH AND DALE NORTH, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from JAMES J. PHILIPPI AND JULIE R. PHILIPPI, HUSBAND AND WIFE, of record in Instrument No. 20170526-0052789, dated May 25, 2017, said Register's Office. The said, Natalie North having since married Aaron Sheats and is now known as Natalie North Sheats.

The undersigned, Aaron Sheats, spouse of Natalie North n/k/a Natalie North Sheats, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of

record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 932 Battlefield Dr., Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on July 12, 2019.

Grantor:

Natalie North n/k/a Natalie North Sheats

Dale North

Grantor:

Phillip North, by Dale North, His Attorney-in-Fact

Aaron Sheats

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Natalie North n/k/a Natalie North Sheats, Dale North, and Aaron Sheats**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2019.

Notary Public

My commission expires: My Commission Expires ~~February 26, 2023~~

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Dale North**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **Phillip North**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Phillip North**, the within named bargainor, by the said **Dale North**, as such Attorney-in-Fact.

Witness my hand, at office, this 12th day of July, 2019.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY