Karen Johnson Davidson County
Batch# 258828 DEEDWARR
07/19/2019 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20190719-0070748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$178,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of July, 2019

Notary Public
My Commission expires: 9-20-2022
(Affix Seal)

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Celeste Jones	SAME	053-09-0-074.00
1402 Apache Lane		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trustee, Inc., a Wyoming Corporation, as Trustee for Lakisa Kelly Estate Planning Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Celeste Jones**, single, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 57-A, as shown on the map entitled the Plan of Zone Lot Division, Lots 51, 54, 55 and 57, Phase II, Kimbolton, of record in Book 6900, page 792, 793 and 794 as amended in Book 6900, page 891, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trustee, Inc., a Wyoming Corporation, as Trustee for Lakisa Kelly Estate Planning Land Trust by deed from Lakisa R. Kelly, on May 1, 2019, of record in Instrument Number 20190513-0044455, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6900, page 792-794, as amended in Book 6900, page 891, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7464, page 969, as amended in Book 7470, page 126 and Book 7799, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1402 Apache Lane, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 17, 2019.

Lakisa Kelly Estate Planning Land Trust

By: Trustee Inc., a Wyoming corporation, as Trustee

By: Margaret Rivas, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of July, 2019, before me, appeared Margaret Rivas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Trustee, Inc., a Wyoming Corporation, as Trustee and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Margaret Rivas acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 9-20-2022
NOTARY PUBLIC

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy** of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY