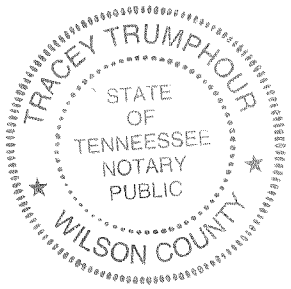
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Christy L. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2019.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christy L. Kelly	Christy L. Kelly	075120A05500C
(NAME)	(NAME)	
5108 Greer Station Drive	5108 Greer Station Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sarah Fowler and Randall Fowler, wife and husband and Meredith Savage Brim and Brian Savage, Heirs at Law of the Estate of Emily Savage**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christy L. Kelly, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 140 on the Plan of Greer Meadows at Cedar Creek, Section One Revised , as of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, tow hich said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Emily Savage an unmarried person, and Sarah Fowler joined by her husband, Randall Fowler by Warranty Deed from Chad A. Mahoney and wife. Stacie Mahoney, dated 12/10/2002 and recorded on 12/12/2002, of record in Instrument 200212120153642, Register's Office for Davidson County, Tennessee. The said Emily Savage died intestate on 09/08/2019, vesting property to Sarah Fowler and Randall Fowler, wife and husband, and Meredith Savage Brim and Brian Savage as her sole heirs at law as evidenced by the Affidavit of Heirship filed for record at Instrument Number__20191204012524 4_____, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 7900, Page 115, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 8060, Page 685; By Laws of record in Book 10802, Page 402, in the Register's Office for Davidson County, Tennessee; Charter recorded of record in Book 8060, Page 680 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 324907 DEEDWARR
12/04/2019 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $617.90
20191204-0125245
201912040125245

unimproved ☐

This is improved ☒ 5108 Greer Station Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of December, 2019.

Sarah Fowler 12-3-2019

Sarah Fowler

Randall Fowler 12.3.2019

Randall Fowler

By: Meredith Savage Brim Date: 12.3.19

Meredith Savage Brim
Heir at Law of the Estate of Emily Savage & Individually

By: Brian Savage Date: 12-3-2019

Brian Savage
Heir at Law of the Estate of Emily Savage & Individually

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Fowler and Randall Fowler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of December, 2019.

Tracey Trumphour

Notary Public:

Comm. Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Meredith Savage Brim and Brian Savage, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oath acknowledged themselves to be the Heirs at Law of the Estate of Emily Savage, and as such Heirs at Law, are authorized to executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of December, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimie Perry the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Summer County