Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $216,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2019.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 331773 DEEDWARR
12/18/2019 11:31:10 AM 2 pgs
Fees: $13.00 Taxes: $801.05

20191218-0130600

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael C. Kelley and Vickie Kelley	**New Owner**	**041-01-0A-089.00CO**
325 Carl Lane		
Savannah, TN 38372		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Holmes, a married man, and Leslie Near (formerly known as Leslie Holmes), a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael C. Kelley and wife, Vickie Kelley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Final Plat of Cobblestone Creek, Phase Two-"First Revision" of record in Instrument No. 20060612-0069609, 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 Benjamin Holmes and Leslie Holmes, husband and wife, by Warranty Deed, from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20061204-0149100, Register's Office for Davidson County, Tennessee, dated November 20, 2006, Register's Office for Davidson County, Tennessee. Benjamin Holmes and Leslie Holmes have since divorced. Leslie Holmes subsequently remarried and is now know as Leslie Near. This property has never been the marital residence of Leslie Near and her new husband. Benjamin Holmes has since remarried and this property has never been the marital residence of Benjamin Holmes and his new wife.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid by the Grantors. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee.
Easement to Tennessee Natural Gas Lines, Inc. of record in Book 2493, Page 137, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee.
Rights to Public Cemetery located on property.
Quitclaim Deed of common areas to HOA of record in Instrument No. 20041208-0146323 and Instrument No. 20110916-0072157, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040304-0024829 and Instrument No. 20071119-0135018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5160 Ryan Allen Circle, Whites Creek, TN 37189.

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 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 11th day of December, 2019.

Leslie Near

Benjamin Holmes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of December, 2019, before me personally appeared Leslie Near, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2019.

Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of December, 2019, before me personally appeared Benjamin Holmes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2019.

Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 19-474
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027