This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From Information Furnished by Parties

Karen Johnson Davidson County
Batch# 366107 DEEDWARR
03/02/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200302-0023242

Name and Address of New Owner:
Brian J. Kelly & Katelyn N. Kelly
5117 Traceway Drive
Nashville, Tennessee 37221

Send Tax Bills To:
NBKC Bank
8320 Ward Parkway
Kansas City, Missouri 64114

Tax Map/Parcel: 155-16-0A-200.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **GARY G. BOLANDER, unmarried** ("Grantor"), has this day bargained and sold and do hereby transfer and convey unto **BRIAN J. KELLY and KATELYN N. KELLY, husband and wife** (hereinafter referred to as "Grantees"), their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Traceside, Section Seven of record in Plat Book 9700, page 423, 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 Gary G. Bolander, unmarried by Warranty deed from Yusuf H. Hasan and spouse, Jennifer A. Hasan of record in Instrument No. 20100608-0044520 Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.
>
> This is IMPROVED property known as 5117 Traceway Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

I covenant with the said Grantees that I have lawfully seized and possessed said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except for the 2020 property taxes and as otherwise set forth herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantees, heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS on this the 27 day of February, 2020.

GARY G. BOLANDER

STATE OF OHIO
COUNTY OF FAIRFIELD

Personally appeared before me, a Notary Public in and for said State and County, **GARY G. BOLANDER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this the 27 day of February, 2020.

Notary Public
My commission expires: Feb 1 2024

NOTARY PUBLIC STATE OF OHIO

RICHARD B L FOWLER JR
Notary Public, State of Ohio
My Comm. Expires 02/01/2024

STATE OF OHIO
COUNTY OF FAIRFIELD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 27 day of February, 2020.

Notary Public

My commission expires: Feb 1 2024

NOTARY PUBLIC STATE OF OHIO

RICHARD B L FOWLER JR
Notary Public, State of Ohio
My Comm. Expires 02/01/2024

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)