Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE 2020-358
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

(Affiant)

Sworn to and subscribed before me this 10th day of April, 2020.

Notary Public

My commission expires: 05/03/2021

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 384796 DEEDWARR
04/13/2020 12:55:29 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20200413-0038318

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Olivia Griffith Kelly and Emmett James Kelly (NAME)	New Owner (NAME)	**129-05-0-017**
(ADDRESS) 6570 Rolling Forks Dr Nashville, TN 37205	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Sanford and Lindsay Sanford, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Olivia Griffith Kelly and Emmett James Kelly, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 886 on the Plan of West Meade Farms, Inc., Section XI, as of record in Book 2331, Pages 102 and 103, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being all the same property conveyed to Jason Sanford and Lindsay Sanford, husband and wife, by deed from Josh Alexander and wife, Stephanie Alexander of record in Instrument No. 20120411-0030959, said Register's Office.

This is improved property known as: 6570 Rolling Fork Drive, Nashville, Tennessee 37205.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26TH DR day of [redacted] MARCH DR, 2020.

_____(SEAL)
Jason Sanford

_____(SEAL)
Lindsay Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th DR day of MARCH DR, 2020, before me personally appeared Jason Sanford and Lindsay Sanford, 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 26th day of March, 2020.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022