STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Joseph A. Kelly | Joseph Allen Kelly | 104-09-0 |
| 205 Bowling Avenue | 205 Bowling Avenue | GROUP |
| Nashville, Tennessee 32705 | Nashville, Tennessee 37205 | PARCEL 238.00 |

Davidson County DEEDWARR
Recvd: 08/04/05 11:09 2 pgs
Fees:13.00 Taxes:3293.00

20050804-0091734

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Eight Hundred Ninety Thousand Dollars and Zero Cents ( $890,000.00 ), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edwin B. Peel, Jr. and wife, Cinthia T. Peel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph A. Kelly and wife, Sammie LeAnn Kelly, 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.

BEING the southerly 75.0 feet of Lot No. 1 and the northerly 25.0 feet of Lot No. 2 Block "J" on the Plan of Whitland Realty Company's Subdivision of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 100.0 feet on the westerly margin of Bowling Avenue (formerly Whitland Avenue) and extend back between parallel lines 180.0 feet to a dead line.

BEING the same property conveyed to Edwin B. Peel, Jr. and spouse, Cinthia T. Peel, by deed dated September 15, 1998, from R. Jane Hill of record in Book 11114, page 882, in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 205 Bowling Avenue, Nashville, Tennessee 37205

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, their heirs and assigns forever; and we do covenant with 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 our hands this 29th day of July, 2005.

Edwin B. Peel, Jr.

Cinthia T. Peel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Edwin B. Peel, Jr. and Cinthia T. Peel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee