BOX 13
# 10911

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 11:43 2 pgs
Fees:13.00 Taxes:925.00

20060103-0000514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kelley Construction, LLC | Kelley Construction, LLC | 82-16-407 |
| (NAME) | (NAME) | |
| P.O. Box 1389 | P.O. Box 1389 | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | Nolensville, TN 37135 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Jeffrey W. Musgrove and wife Cindy Musgrove, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelley Construction, LLC, 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:

Tract I: Land in Davidson County, Tennessee, being Lot No. 2 in Harrison and Carver's Resubdivision of Lots 16, 17 and 18 of Hobson's Addition to Edgefield, as of record in Book 57, page 127, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 140 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Harrison and Carver's Resubdivision of Lots Nos. 16, 17 and 18 of Hobson's Addition to Edgefield, now East Nashville, as of record in Book 57, page 127, Register's Office for said County. Said Lot 3 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 140 feet to an alley. Said Lot 4 is described as follows: Beginning at the southeast corner of Shelby Avenue and Tenth Street, running thence easterly with the south margin of Shelby Avenue 60 feet; thence southerly parallel with Tenth Street 140 feet more or less, to the north margin of an alley; thence westerly with the north margin of said alley 60 feet to the easterly margin of Tenth Street; thence northerly with the easterly margin of Tenth Street 140 feet, more or less, to the beginning.

INCLUDED in the above description of said Lot No. 4 but expressly EXCLUDED THEREFROM is the following described property: Beginning at the present intersection of the southerly margin of Shelby Avenue and the easterly margin of So. 10th Street; Thence in an easterly direction with the southerly margin of Shelby Avenue. For a distance of 60 feet, more or less, to the east boundary of the lot or tract of land owned by J. H. Filson and wife, Christine Filson; thence in a southerly direction with said easterly boundary for a distance of 3.11 feet, more or less, to the proposed southerly margin of Shelby Ave.; thence with the proposed southerly margin of Shelby Ave., the same being a curve to the left of 488 foot radius, in a westwardly and southerly direction for a distance of 60.93 feet, more or less, to intersection with the easterly margin of So. 10th Street; thence in a northerly direction with said easterly margin of So. 10th Street for a distance of 13.75 feet, more or less, to the point of beginning, and containing in area approximately 463.5 square feet; being the same property conveyed to City of Nashville by deed from J. H. Filson and wife, Christine Filson, of record in Book 2598, page 363, said Register's Office.

Being the same property conveyed to Jeffrey W. Musgrove, by deed of record in Book 10084, Page 365, Register's Office for Davidson County, Tennessee.

Cindy Musgrove joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1000-1004 Shelby Avenue, Nashville, TN 37206
(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 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 my hand this 28th day of December, 2005.

Jeffrey W. Musgrove

Cindy Musgrove

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey W. Musgrove* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

*AND CINDY MUSGROVE

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2005.

Commission expires: May 28, 2006

Notary Public