WARRANTY DEED

BOX 13
10928

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(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	82-16-406
(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, Kenneth R. Greer and Stanley H. Morris Jr., 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Confederate Hill, as of record in Book 57, Page 32, Register's Office for said County, described as follows:
Beginning at the southwest corner of Shelby Avenue and 10th Street, the northeast corner of said lot; thence with the southerly margin of said Avenue, westerly 103.3 feet, more or less, to the corner of Lots Nos. 1 and 2 on said plan; thence southerly with the line between said Two lots, 175 feet to the northerly margin of an alley; thence with said alley, easterly 2 ½ feet, more or less, to the westerly margin of said Street; thence northerly with the westerly margin of said street 203.3 feet, more or less, to the beginning.

Included in the above description, but excluded there from, is that part of said property conveyed to City of Nashville by deed from Johnnie V. Orrand and wife, Eva F. Orrand, of record in Book 2643, Page 53, Register's Office for said County.

Being the same property conveyed to Kenneth R. Greer and Stanley H. Morris, Jr., by deed of record in Book 8056, Page 991, Register's Office for Davidson County, Tennessee. Also conveyed to Kenneth R. Greer by Final Divorce Decree of record in Instrument No. 20050131-0011350, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 918 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.

Davidson County DEEDWARR
Recvd: 01/18/06 14:03 2 pgs
Fees:13.00 Taxes:629.00

20060118-0006805

Witness our hands this 10th day of January, 2006.

X _____
Kenneth R. Greer

_____
Stanley H. Morris Jr.

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 Kenneth R. Greer and Stanley H. Morris, Jr. 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2006.

Commission expires:

_____
Notary Public

