WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 13:46 2 pgs
Fees:13.00 Taxes:555.00
20061004-0123172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelley Construction, L.L.C.	**Same As Owner**	**Map 83-13**
(NAME) **P.O. Box 1389**	(NAME)	**Parcel 220**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(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, **MAXCIA LIZARRAGA,married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEY CONSTRUCTION, L.L.C., Tennessee limited liability company,** 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. 177 on the plan of East Edgefield, now East Nashville, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee. Said Lot No. 177 fronts 50 feet on the Northerly side of Shelby Avenue, (formerly Lee Street) and runs back between parallel lines with the easterly margin of Eleventh Street, formerly Avenue, 170 feet to an alley. Included in the above described property but excluded therefrom is that tract conveyed to the Nashville Housing Authority by Clerk's Deed of record in Book 3399, page 584, said Register's Office, described as follows: Beginning at a point on the Northerly margin of Shelby Avenue; thence with a line bearing North 6 degrees 54 minutes East, a distance of 13.8 feet; thence with a line bearing South 75 degrees 58 minutes East, a distance of 50.4 feet to the Easterly margin of the below mentioned property ; thence with the Easterly margin whose bearing is South 6 degrees 54 minutes West, a distance of 7.5 feet to the Northerly margin of Shelby Avenue; thence with the Northerly margin whose bearing is North 83 degrees 06 minutes West, a distance of 50.0 feet to the point of beginning .

Being the same property conveyed to Maxcia Lizarraga, married by deed from K G Capital, LLC, of record as Instrument No. 20060818-0102271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 147, said Register's Office.

Said property is not the primary residence of the Grantee.

unimproved ☒

This is improved ☐ property, known as 1101 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 4th day of October, 2006.

Maxcia Lizarraga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Maxcia Lizarraga** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2006.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public