Davidson County DEEDWARR
Recvd: 02/06/08 13:12 2 pgs
Fees:13.00 Taxes:591.63
20080206-0012422

# Warranty Deed

| | |
|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $159,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 31st day of January, 2008.<br>Notary Public<br><br>My commission expires: November 22, 2010 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Energi Contractors, LLC | Same | Map: 82-16 |
| 908A Russell Street | | Parcel: 406 |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLEY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENERGI CONTRACTORS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 therefrom, is that part of said property conveyed to the 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 Kelley Construction, LLC by deed from Kenneth R. Greer and Stanley H. Morris, Jr. of record in Instrument 200601180006805, said Register's Office, dated January 10, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 918 Shelby Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2008.

**KELLEY CONSTRUCTION, LLC**

By: _____
Name: Kenneth A. Kelley
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth A. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Kelley Construction, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2008.

_____
Notary Public

My Commission Expires: November 22, 2010

