BILL GARRETT, Davidson County
Trans:T20090042297 DEEDWARR
Recvd: 06/24/09 15:38 2 pgs
Fees:13.00 Taxes:571.65
20090624-0058880

Return to:

#704

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Susan R. Woods	NEW OWNER	Map: 094-01-0-
721 S 13th Street	SAME	Parcels: 213.00
Nashville, TN 37206		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kelley Construction, L.L.C., a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Susan R. Woods, a single woman,** (The "Grantee"), her successors and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 150, on the Plan in Payne, Blakemore and Cummings Addition to Nashville, Tennessee, of record in Book 57, page 70, said Register's Office.

SAID Lot No. 150 fronts 50 feet on the east side of Thirteenth Street and extends back between parallel lines, 154 feet to an alley in the rear.

Being the same property conveyed to Kelley Constructions, LLC, a Tennessee limited liability company dated January 8th, 2007 from Janet McRae and Michele Davis, both married persons of record in Instrument No. 20070109-0003817, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing on the Plan of record in Plat Book 57, page 90, said Register's Office.**

This is improved property commonly known as **721 S. 13th Street, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $154,500.00.

Affiant

Subscribed and sworn to before me this 19 day of June, 2009.

Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19 day of June, 2009.

Kelley Construction, L.L.C.

By: _____
Kenneth A. Kelley, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **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** to be the **Chief Manager**, of the within named **L.L.C.**, and that **HE** as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **L.L.C.** by **himself** as **Chief Manager**.

WITNESS my hand and official seal at Nolensville, Tennessee, this 19 day of June, 2009.

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011