BILL GARRETT, Davidson County
Trans:T20090050419 DEEDWARR
Recvd: 07/27/09 10:56 3 pgs
Fees:18.00 Taxes:932.40

20090727-0070080

Return to:

#742

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Patrick Ranney and<br>Debbie Meredith | Fifth Third Bank<br>5050 Kingsley Dr.<br>Cincinnati, OH | Map: 083-13-0- |
| 1103 Shelby Avenue | 45263 | Parcels: 219.00 |
| 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 **Patrick Ranney and Debbie Meredith, joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their successors and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

**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. **Restrictions for detached structure of record in Instrument No. 20070918-0111536, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Book 21, page 147, said Register's Office.**

This is improved property commonly known as **1103 Shelby Avenue, Nashville, TN 37206.**

**[STATE OF TENNESSEE]**
**[COUNTY OF WILLIAMSON]**

**The actual consideration or value, whichever is greater for this transfer is $252,000.00.**

**Affiant**

**Subscribed and sworn to before me this 24 day of July, 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 Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of July, 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 24 day of July, 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

EXHIBIT "A"

**Land in Davidson County, Tennessee, being Lot No. 178, on the Plan of East Edgefield, of record in Book 21, page 147, said Register's Office.**

**SAID Lot No. 178 fronts 50 feet on the Northerly side of Shelby Avenue, (formerly Lee Street) and runs back between parallel lines, 170 feet to an alley.**

**INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a tract of land conveyed to 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 Kelley Construction, L.L.C., a Tennessee limited liability company by warranty deed dated October 4, 2006 from Maxcia Lizarraga, married of record in Instrument No. 20061004-0123180, said Register's Office. 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.**