WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey A. Rohr	Franklin American Mortgage Company	83-13-278
(NAME)	(NAME)	
1411 Russell Street	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Franklin, TN 37067	
(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, Kelley Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsey A. Rohr and Nathan David Benardino tenants in common with rights of survivorship, 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:

BEING Lot No. 47 on the Plan of Lindsley Home Place of record in Book 2, Page 92, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley Construction, LLC, by deed of record in Instrument No. 20070529-0063153, 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 1411 Russell Street, 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.

BILL GARRETT, Davidson County
Trans: T20090059325 DEEDWARR
Recvd: 08/31/09 09:22 2 pgs
Fees: 13.00 Taxes: 814.00
20090831-0081277

Witness my hand this 28th day of August, 2009.

Kelley Construction, LLC

By: _____

Kenneth A. Kelley, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Kenneth A. Kelley with whom I am personally acquainted, (or prove to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Kelley Construction, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2009.

Commission expires:

_____

Notary Public

