BILL GARRETT, Davidson County
Trans:T20110018046 DEEDWARR
Recvd: 03/28/11 15:14 3 pgs
Fees:18.00 Taxes:1063.75
20110328-0023841

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#889

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sheetal Y. Jhaveri and husband, Dean Hinton	Access National Mortgage	Map- 083-13-0-
1101 Shelby Avenue	2000 Glen Echo Rd-S211	Parcel- 220.00
Nashville, TN 37206	Nashville, TN 37215	

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 **Sheetal Y. Jhaveri and husband, Dean Hinton,** (The "Grantees"), their heirs 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. 177, on the Plan of East Edgefield, now East Nashville, as of record in Book 21, page 147, said Register's Office and further described as follows:

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 DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE 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 in 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 4th, 2006 from Maxcia Lizarraga, married of record in Instrument No. 20061004-0123172, said Register's Office.

This is improved properties commonly known as **1101 Shelby Avenue, Nashville, TN 37206.**

This conveyance is subject to the following:

1. **2011 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictive covenant for detached Structure of record in Instrument No. 20070918-0111535, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 21, page 147, said Register's Office.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $287,500.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 2011.

Notary public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **17th** day of **March, 2011.**

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 **17th** day of **March, 2011**.

Notary Public
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY