WARRANTY DEED



My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$234,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Freeman Kelley	**Donna Freeman Kelley**	**104-13-A-24CO**
(NAME)	(NAME)	
401 Bowling Avenue #32	**401 Bowling Avenue #32**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(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, **Gini Corp, a Virginia Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Freeman Kelley**. _____, 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:

LAND in Davidson County, Tennessee, being Building Site No. 24 on the plan of Richmeade Place Section One, of record in Book 4860, page 44, Register's Office for said County and to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Gini Corp, a Virginia Corporation by Quitclaim deed from Amy T. McConnell and husband, Russell McConnell by Quitclaim Deed of record in Instrument No. 20110308-0018563 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **401 Bowling Avenue #32, Nashville, TN 37205**

(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.

Witness my hand this 14th day of April, 2011.

Gini Corp. a Virginia Corporation
Virginia Master, Chairman and CEO of Gini Corp
By: Jane Jackson, attorney in fact
Virginia Master, Chairman and CEO of Gini Corp
By Jane Jackson, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20110022718 DEEDWARR
Recvd: 04/18/11 13:38 2 pgs
Fees:13.00 Taxes:865.80

20110418-0029777

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jane Jackson** and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named **Virginia Master, Chairman and CEO of Gini Corp., a Virginia corporation**, being authorized to act on behalf of said person, she executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2011

My Commission Expires: 7-5-11

Notary Public



My Commission Expires JULY 5, 2011