BILL GARRETT, Davidson County
Trans:T20110024356 DEEDWARR
Recvd: 04/26/11 11:17 2 pgs
Fees:13.00 Taxes:1628.00

20110426-0031792

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

File No.: AGL-11-1202 & 1204

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antoinette A. Haitas	NEW OWNER	118-1-84.00 & 118-1-85.00
(NAME)	(NAME)	
191 Moultrie Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RICK KELLY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **ANTOINETTE A. HAITAS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 79 and 80, MAP OF VICTORIA PLACE, as shown on plat of record in Plat Book 332, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rick Kelly by Warranty Deeds from William Harmon Smallman, dated January 12, 2004, of record in Instrument Number 20040122-0008604 (as to Lot 79) and Instrument Number 20040115-0006179 (as to Lot 80), in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantor or dependants as defined by statute.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1204 & 1206 Kirkwood Avenue, Nashville, TN 37212
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 20th day of April, 2011.

Rick Kelly

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Kelly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2011.

Notary Public
My Commission Expires:

(SEAL)

Christina Hanson
Notary Public, State of New York
No. 01HA6092892
Qualified in New York County
Commission Expires May 27, 2011

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171