WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120058069 DEEDWARR
Recvd: 08/06/12 14:03 2 pgs
Fees:13.00 Taxes:647.50

20120806-0069854

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelton Investments, LLC	New Owner	
(NAME)	(NAME)	10513033400
2550 Meridian Blvd. Ste 350		
(ADDRESS)	(ADDRESS)	
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, **JUDY B. LEGGS AND PRINCE L. BELL AND ALVIN BELL AND CLARISSA BELL AND MARC L. BELL AND CHRISTOPHER BELL AND RHONDA MCCLISH BELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELTON INVESTMENTS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY 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 Lot 40, WALDKIRCH, as shown on plat of record in Plat Book 421, Page 90, 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 James Albert Bell and wife, Julia Bell by Warranty Deed from Royland Bishop and William F. Bishop, devises under the will of Nannie May Sarden Reed recorded on the 23rd day of February, 1976 in Deed Book 4998, Page 865, in the Register's Office of Davidson County, Tennessee. The said James Albert Bell died on 12/06/1995 leaving Julia Bell as his surviving spouse. Julia Bell died intestate on 11/16/1996 leaving Judy Leggs, Janet Bell, Conrad Bell, Prince Bell, Michael Bell and Alvin Bell as her heirs at law. The Grantors herein are shown pursuant to the Affidavit of Heirship dated 07/25/2012 and filed of record in Instrument No. 20120806006985 2 and Instrument No 20120806006985 3, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 909 Bradford Avenue, Nashville, TN 37204

(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 our hands this 1st day of August, 2012.

Alvin Bell

Judy B. Leggs

Clarissa Bell

Prince L. Bell

Marc L. Bell

Christopher M. Bell

Rhonda McClish Bell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy B. Leggs and Prince L. Bell and Alvin Bell and Clarissa Bell and Marc L. Bell and Christopher Bell and Rhonda McClish Bell , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4, 2013