WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013224 DEEDWARR
Recvd: 02/15/13 14:23 3 pgs
Fees:18.00 Taxes:277.50

20130215-0015852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Dan Huffstutter, Attorney
1211 16th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KLDA Properties	**Same As Owner**	**MAP 118-8**
(NAME) **2402 Eugene Avenue**	(NAME)	**PARCEL 92.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, I, **ARCHIE CLIFTON KELLEY, FLORENCE LOUISE HODGES, JOYCE ANN HENSON, ALICE DIECKMAN, JAMES M. KELLEY AND JERRY W. KELLEY, BEING ALL THE HEIRS OF ELLA MAE R. KELLEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KLDA PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** 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 No. 102 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 50 feet on the westerly side of Winford Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Archie C. Kelley and wife, Ella Mae R. Kelley, dated November 9, 1955, recorded November 18, 1955, of record in Book 2483, page 254, Register's Office for Davidson County, Tennessee. The said Archie C. Kelley died January 29, 1993 and the said Ella Mae R. Kelley, died testate January 20, 2013, with a copy of the will being simultaneously recorded.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes which have been assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 161, pages 14 & 15, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2411 Winford Avenue, Nashville, TN 37211**

(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 14th day of February, 2013.

JOYCE ANN HENSON

ARCHIE CLIFTON KELLEY,

ALICE DIECKMAN

FLORENCE LOUISE HODGES

JAMES M. KELLEY

JERRY W. KELLEY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Archie Clifton Kelley,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2013.

Commission expires:

My Commission Expires February 4, 2015

Notary Public

DEBRA L. DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Florence Louise Hodges**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2013.

Commission expires:

My Commission Expires February 4, 2015

Notary Public

DEBRA L. DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Joyce Ann Henson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2013.

Commission expires:

My Commission Expires February 4, 2015

Notary Public

DEBRA L. DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Alice Dieckman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2013.

Commission expires:

My Commission Expires February 4, 2015

Debra L. Duff
Notary Public

DEBRA L. DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **James M. Kelley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2013.

Commission expires:

My Commission Expires February 4, 2015

Debra L. Duff
Notary Public

DEBRA L. DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jerry W. Kelley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2013.

Commission expires:

My Commission Expires February 4, 2015

Debra L. Duff
Notary Public

DEBRA L. DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY