BILL GARRETT, Davidson County
Trans:T20130035674 DEEDWARR
Recvd: 04/30/13 15:16 2 pgs
Fees:13.00 Taxes:259.00

20130430-0043189

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $70,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2013. Notary Public My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melvil Le Rhun	New Owner	60-12-0-140
2907 Jones Ave.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOHN A. KELLY, JR., UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELVIL LE RHUN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lots Nos. 11 and 12 on the Final Plan of Joy Wood Heights, Section III, described according to a survey made by W.W. Turner Company, Engineers, January 15, 1948, being also known as Lot No. 5 on the Plan of a resubdivision of said Lots 11 and 12, not of record, described according to a survey made by Stephen A. Draper, Surveyor, March 23, 1956, as follows:

Beginning on the southeasterly margin of Jones Avenue as relocated, at the northeast corner of the property conveyed to M. P. Brown and wife, by deed from James G. Barrett and wife, of record in Book 2744, Page 409, Register's Office for sad County; thence with Brown' s line south 26 deg. 45' east 179 feet to an iron pin; thence north 56 deg. 30' east 100.5 feet to an iron pin; thence north 26 deg. 45' west 169 feet to an iron pin set in the southeasterly margin of Jones Avenue as relocated; thence with the margin of the same, south 63 deg. 15' west 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to John A. Kelly, Jr., by Deed from Dorothy Louise Hunter, a 2/3 undivided interest, Ronnie Harbison, a 1/6 undivided interest and Sheery Shepherd, a 1/6 undivided interest of record at Instrument No. 20071101-0129134 , Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on November 1, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2907 Jones Ave., Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2013.

John A. Kelly, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 30th day of April, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public