MLS 13-2165

~~After recording, please return to:~~ Prepared By:
SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130050214 DEEDWARR
Recvd: 06/14/13 11:31 2 pgs
Fees:13.00 Taxes:888.00
20130614-0060994

STATE OF TENNESSEE
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE MADE THIS 29TH day of MAY, 2013, between SOUTHWEST PROPERTY PARTNERS, LLC, A TENNESSEE LLC, party or parties of the first part, hereinafter called Grantor, and, **MEGAN A. KELLY, an unmarried woman,** as party or parties of the second part, hereinafter called Grantees (the "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt whereof is herby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

THE FOLLOWING DECSRIBED REAL ESTATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, A HORIZAONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVE BEEN ESTABLISHED BY DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARTHUR AVENUE TOWNHOMES OF RECORD AT INSTRUMENT 20130430-043102 IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being a portion of the same property conveyed to Southwest Property Partners LLC by Quitclaim Deed from Maria Perales, an unmarried woman, of record at Instrument No. 20120125-0097711, Register's Office for Davidson County, Tennessee, dated October 12, 2012 and recorded on October 25, 2012.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 21, Page 23; Charter of Homeowner's Association of record in Instrument No. 20130430-0043103, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said grantee forever in FEE SIMPLE.

The said part of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed property, that is has a good right to sell and convey the same; that the same is unencumbered, except for

2013 Davidson County taxes, not yet due and payable.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

The word "party" as used herein shall mean "parties", if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

SOUTHWEST PROPERTY PARTNERS, LLC

BY: CHARLES W. ALEXANDER, MEMBER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, in the state and county aforesaid, personally appeared Charles W. Alexander as Member of Southwest Property Partner, LLC, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the authorized signing member for the Grantors, the within named bargainors, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor as such Member.

Witness my hand and official seal this 29th day of May, 2013.

Notary Public

VIRGINIA FRISTICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 05, 2014

My Commission Expires:

4/6/14

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240.000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of MAY, 2013.

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11.23.2015

PROPERTY ADDRESS:
1470B ARTHUR AVENUE
NASHVILLE TN 37208

SEND TAX BILLS TO:
MEGAN A. KELLY
1407B ARTHUR AVE.
NASHVILLE, TN 37208

New Owner:
Megan A. Kelly
1470-B Arthur Ave
Nashville, TN 37208

TAX PARCEL NO: PART OF 081-160-167.00