WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055423 DEEDWARR
Recvd: 07/01/13 09:18 2 pgs
Fees:13.00 Taxes:2682.50
20130701-0067258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Marvin Kelly	Ronald Marvin Kelly	09302000200
(NAME)	(NAME)	
1186 Rosewood Trail	1186 Rosewood Trail	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130871

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, TENNESSEE MANUFACTURED HOUSING ASSOCIATION, A TENNESSEE CORPORATION**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **RONALD MARVIN KELLY AND WIFE, MARY A. KELLY**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Nashville, 1st Civil District, Twentieth Councilmanic District of Davidson County, Tennessee, being part of Lot D-1b Easterly shown on the resubdivision of Parcel "D-1" of record in Book 3106, page 9, Register's Office for Davidson County, Tennessee, and also being a triangular parcel of the Louisville and Nashville Railroad Company, as described in Book 3252, page 142, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Northerly right of way of Fourth Avenue North, said point being North 82° 13' 00" West, 111.41 feet from the Westerly end of a radius return into Third Avenue North, said point further described as being the Southwest corner of Lot D-1a shown on said aforementioned resubdivision, same being deeded to Central Parking System, Inc; thence with said right of way of Fourth Avenue North, North 82° 13' 00" West, 160.90 feet to the Southwest corner of the herein described parcel, same being the Southeast corner of the parcel deeded to Landmark Television of Tennessee, Inc. of record in Book 8520, page 425, Register's Office for Davidson County, Tennessee; thence leaving said right of way at right angles, North 07° 47' 00" East, 107.08 feet to an iron pin in the southerly right of way of the CSX Transportation Railroad; thence with said railroad right of way North 62° 24' 00" East, 7.88 feet to an iron pin, being the Westerly point of Tract No. 1 of the parcel conveyed to the Louisville and Nashville Railroad Company of record in Book 3252, page 142, Register's Office for Davidson County, Tennessee; thence with the Northerly boundary of the herein described parcel, South 73° 55' 52" East, 85.65 feet to an iron pin, being the Northwest corner of the parcel deeded to said Central Parking System, Inc. of record in Book 5648, page 728, Register's Office for Davidson County, Tennessee; thence with the common boundary between said Central Parking System, Inc. and the herein described parcel, South 27° 17' 00" East, 121.34 feet to the Northerly right of way of said Fourth Avenue North, the point of beginning, containing 13,104 square feet or 0.30 acres, more or less.

BEING all of the same property conveyed to Tennessee Manufactured Housing Association, a Tennessee Corporation by Warranty Deed from Credit Bureau of Nashville, Inc. dated January 20, 1998 and filed of record in Book 10772, Page 673, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 2735, page 473, Register's Office for said County, and to all matters set out on the aforesaid plat.

unimproved ☐

This is improved ☒ property, known as 600 4th Avenue North, Nashville, TN 37219

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2013.

Tennessee Manufactured Housing Association, a Tennessee Corporation

By: Marla Y. Jackson

Marla Y. Jackson, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Marla Y. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director of Tennessee Manufactured Housing Association, a Tennessee Corporation, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Executive Director.

Witness my hand and official seal this 28th day of June 2013 at Nashville, Tennessee.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers

Notary Public