| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2013<br>Notary Public<br>MY COMMISSION EXPIRES: 6/15/14<br>(AFFIX SEAL) |
|---|---|

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Kelly and Conor Michael Kelly | New Owner | 104 04 0E0603.00CO |
| (NAME) | (NAME) | |
| 1101 18th Avenue, #603 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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/WE, **Alan G. Hasty and wife, Alyssa M. Hasty**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Kelly, unmarried and Conor Michael Kelly, unmarried**, 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 described as follows, to-wit:**

**A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 603, on the Plan of 1101 Eighteenth Avenue, a horizontal Property Regime, created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20060807-0096688; and re-recorded in Instrument Number 20060817-0101760, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office for a more complete identification and description of such unit.**

**Parking Space Number 28 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with the transfer of this unit.**

**BEING the same property conveyed to Alan G. Hasty and wife, Alyssa M. Hasty by deed dated October 28, 2010 from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC a Tennessee limited Liability Company and filed of record on November 4, 2010 in Instrument Number 20101104-0088494, said Register's Office.**

BILL GARRETT, Davidson County
Trans:T20130071183 DEEDWARR
Recvd: 08/19/13 10:26 2 pgs
Fees:13.00 Taxes:1102.60
20130819-0086789

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue, #603, Nashville, TN 37212

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, has 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 **9th** day of **August, 2013**

**Alan G. Hasty**

**Alyssa M. Hasty**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alan G. Hasty and Alyssa M. Hasty**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **August, 2013**

Notary Public

My commission expires:

KAREN L. TRUST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

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