BILL GARRETT, Davidson County
Trans: T20130092896 DEEDWARR
Recvd: 10/30/13 11:18 2 pgs
Fees: 13.00 Taxes: 277.50

20131030-0112671

WARRANTY DEED

B-AVE-13-903

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 28th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: May 5 2015

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Meadows Properties, LLC	Misty Meadows Properties, LLC	
4117 Hillsboro Rd., Ste. 103-177 (ADDRESS)	4117 Hillsboro Rd., Ste. 103-177 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	71-12 265.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAINE E. KELLY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MISTY MEADOWS PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:BEING THE EASTERLY 60 FEET OF THE WESTERLY 130 FEET OF LOTS NOS. 1, 2 AND 3 ON THE MAP OF T. I. WARD'S RE-SUBDIVISION OF CERTAIN LOTS IN WILLIAMS & HAYES COMPANY'S BELLEVIEW PLAN OF LOTS, OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY.SAID PARTS OF SAID LOTS FRONT 60 FEET ON THE NORTHERLY SIDE OF WARD STREET AND RUN BACK BETWEEN PARALLEL LINES 161 FEET TO A DEAD LINES.

BEING THE SAME PROPERTY CONVEYED TO LAINE E. KELLY, UNMARRIED BY WARRANTY DEED FROM JANICE FAYE WALLACE LAMBERT, RECORDED ON THE 4TH DAY OF MAY, 2011 IN INSTRUMENT NO. 20110504-0034380, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 974, PAGE 48; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1108, PAGE 543 AND BOOK 1165, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OF OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )

This is improved (X) property, known as 903 Ward Street, Nashville, Tennessee 37207
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of October, 2013.

Laine E. Kelly

William Powers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laine E. Kelly and William Powers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903