WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $315,000.00.

Bonita Martin
Affiant

Subscribed and sworn to before me this 26 day of Sept., 2014

Kathy Snider
Notary Public
My Commission expires: 5-8-2018
(Affix Seal)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan D. Garfi	NONE	061-15-0-363.00
3822 Katherine Street		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric Kelch and wife, Leslie Kelch**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan D. Garfi, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 285 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 285 fronts 121 feet on the easterly side of Katherine Street and runs back between lines, 182.4 feet on the south line and 192.4 feet on the north line, along the south margin of Newman Avenue, to the westerly line of Lot No. 273, on which it measures 58.6 feet.

Being the same property conveyed to Eric Kelch and wife, Leslie Kelch, by deed from Barbara Braswell, on April 1, 2013, of record in Instrument Number 20130409-0035019, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **3822 Katherine Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 26, 2014.

Eric Kelch

Leslie Kelch

BILL GARRETT, Davidson County
Trans:T20140072857 DEEDWARR
Recvd: 09/29/14 11:10 2 pgs
Fees:13.00 Taxes:1165.50
20140929-0089392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Kelch and wife, Leslie Kelch** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2014

My commission expires 7/6/15

Notary Public

