BILL GARRETT, Davidson County
Trans:T20140087955 DEEDWARR
Recvd: 11/21/14 14:47 2 pgs
Fees:13.00 Taxes:151.18
20141121-0107543

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1137**

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of November, 2014, by and between **Colin P. Kelly, and Brenda Lee Kelly, Husband and Wife,** parties of the first part, and **MP Enterprises, LLC, a Kentucky Limited Liability Company** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Bel-Air, Section Two, of record in Book 2900, page 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee

Said Lot No. 60 fronts 76.0 feet on the southwesterly margin of Dabbs Avenue and extends back 206.0 feet on the broken northwesterly line and 195.4 feet on the southeasterly line to a dead line in the rear, measuring 11.0 feet thereon.

Being the same property conveyed to Colin P. Kelly, married by deed from Metropolitan Nashville Airport Authority, dated 03/21/1994, of record in Book 9285, page 892, Register's Office for Davidson County, Tennessee.

Brenda Lee Kelly joins in to convey any and all martial rights is said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **107 05 0 090.00**
☒ Improved **1957 Dabbs Avenue, Nashville, TN 37217**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

WITNESS the signature of the party of the first part of the day and year first above written.

Colin P. Kelly

Brenda Lee Kelly

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Colin P. Kelly and Brenda Lee Kelly** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18 day of November, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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Owner's Name: **MP Enterprises, LLC**

and Address: **1957 Dabbs Avenue, Nashville, TN 37217**

Mail tax bills to: 5543 Edmondson Pike, Suite 33
Nashville TN 37211

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$40,860.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 18 day of November, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY