Davidson County DEEDWARR
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Fees:23.00 Taxes:1387.50
20150106-0001179

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32143-12-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 5th day of January, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: M & S Associates 511 Park Hill Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 083 010 25300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Kephart and wife, Patricia Diane Kephart, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M&S Associates, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 914 Gallatin Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of January, 2015.

Larry Kephart

Patricia Diane Kephart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Larry Kephart and Patricia Diane Kephart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2015.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, known as Lot No. 2 of the Subdivision of the Petway Lands as shown on the Plan of record in Plan Book 2, Page 42, Chancery Court of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the west line of Gallatin Road, 50 feet north of the intersection of said west line with the north line of Petway Avenue, said point of beginning being the northeast corner of Lot No. 1 of said Subdivision; thence northwardly along the west line of Gallatin Road, 50 feet to a point; thence west parallel with said north line of Petway Avenue a distance of 184 feet, more or less, to the east line of a 20 foot alley; thence south along said east line a distance of 50 feet more or less to the northwest corner of Lot No. 1; thence east along the north line of said Lot No. 1 a distance of 272 feet, more of less, to the point of beginning.

AND

Land in Davidson County, Tennessee, known as Lot No.1 of Petway's Subdivison; of Lot No. 7 of the Hobson Land, a plan of which is of record in Plan Book No. 2, page 42 Chancery Court of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point where the north line of Petway Avenue intersects with the west line of Gallatin Road; thence northwardly along the said west line 50 feet to the southeast corner of Lot No. 2 of said Subdivision; thence west with the line between Lot Nos. 1 and 2, a distance of 172 feet, 10 1/2 inches, more or less, to the east line of an alley; thence south along east line a distance of 46 feet, more or less, to the north line of Petway Avenue; thence east along said north line a distance of 162.5 feet to the point of beginning.

Being the same property conveyed to Larry Kephart and wife, Patricia Diane Kephart, by deed dated June 1, 1995, from Ronald W. Apple, unmarried, of record in Book 9690, page 32, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Plan Book 2, page 42, Chancery Court for Davidson County, Tennessee.
2. Taxes for 2015, which have been prorated and assumed by the Grantee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

