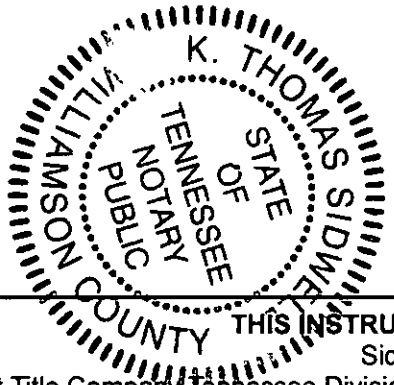
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2015.

_____
Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin V Kelley	NEW OWNER	116-03-0M-112-00-CO
(NAME)	(NAME)	
112 Kenner Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150007185 DEEDWARR
Recvd: 01/29/15 10:36 2 pgs
Fees:13.00 Taxes:2286.60

20150129-0008468

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, **Ronn Huff, Married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Erin V Kelley, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 112, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et sq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office for Davidson County Tennessee, 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 Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Ronn Huff by Quitclaim Deed from Donna Huff, dated 7/22/2010, of record in Instrument No. 201007260058283, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ronn Huff and wife, Donna Huff, by Warranty Deed from Kenner Development Company, LLC, dated 03/20/2009, of record in Instrument No. 200903240026667, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 Taxes have been prorated between Grantor and Grantee
All matters as ser forth per Boundary Plat of recod in Instrument 200811120111752, said Register's

Office.
Master Deed and By-Laws filed for record in Instrument No. 200812230122172, in the Register Office of Davidson County, Tennessee.
Said By-Laws were amended of record in Instrument 201012070097450, in the Register Office of Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 200702080016683, in the Register Office of Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main,Pumps and Appurtenances of record in Instrument No. 200703060027614, in the Register Office of Davidson County, Tennessee
Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 200704040040334, in the Register Office of Davidson County, Tennessee.
Charter of the Condominium Association of record in Instrument200812170120665,, in the Register Office of Davidson County, Tennessee.
NOTE: This commitment for Title Insurance does

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Kenner Avenue, Nashville, TN 37205
(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/or 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/or 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 hand this 20th day of January, 2015.

Ronn Huff

State of Tennessee
County of Williamson

Personally appeared before me Ronn Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of January, 2015.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 01288-24253
SMG TN Warranty Deed