STATE OF TENNESSEE)
COUNTY OF _____)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $64,800.00.

_____
AFFIANT

Sworn to and subscribed before me this _____ day of _____ , 2014.

_____
NOTARY PUBLIC My commission expires:

Map & Parcel No. 10505039800

Address of New Owner:
Claude E. Hammonds, Sr.
3425 Cobble St.
Nashville TN 37211

Send Tax Notices To:
Same

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, HUBERT C. KELSOE, JR., single, BETTIE H. KELSOE-KINNARD, single, BARBER CARR, single, RICHARD BAKER, JR., single, MARYLAND PARKER, JR., married, MARGIE A. HAMMONDS, single, DORENDA M. CHEEKS, married, SANDRA A. LAWSON, single, WILLIE H. HAMMONDS, JR., single, JAMES A. HAMMONDS, SR., married, CLAUDE E. HAMMONDS, SR., single, CLAUDE A. KELSOE, married, DAVID KELSOE, single, MARY KELSOE, single, and THELMA KELSOE, single, being all the heirs-at-law of PEARL LENA KELSOE, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto CLAUDE E. HAMMONDS, SR., single, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate situated in Davidson County, Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

This is improved property, known as 1017 Argyle Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS SUBJECT TO all matters set out in the plat of record in Book 57, page 147, in the Register's Office for Davidson County, Tennessee; and to the 2014 Davidson County property taxes.

THE SUBJECT PROPERTY IS NOT, AND NEVER HAS BEEN, THE MARITAL RESIDENCE OF ANY OF THE GRANTORS AND THEIR SPOUSE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said HUBERT C. KELSOE, JR., BETTIE H. KELSOE-KINNARD, BARBER CARR, RICHARD BAKER, JR., MARYLAND PARKER, JR., MARGIE A. HAMMONDS, DORENDA M. CHEEKS, SANDRA A. LAWSON, WILLIE H. HAMMONDS, JR., JAMES A. HAMMONDS, SR., CLAUDE E. HAMMONDS, SR., CLAUDE A. KELSOE, DAVID KELSOE, MARY KELSOE and THELMA KELSOE have hereunto set their signature, on the date set forth in the signature pages attached hereto.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series,
381 Mallory Station Road, Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150037095 DEEDWARR
Recvd: 05/13/15 12:27 17 pgs
Fees:88.00 Taxes:239.76

20150513-0043938

When Recorded Return to:
Claude E Hammonds Sr.
3425 Cobble St.
Nashville TN 37211

CLAUDE A. KELSOE

CLAUDE A. KELSOE

STATE OF NJ)
COUNTY OF Burlington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE A. KELSOE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this December day of 18, 2014.

My commission expires: 9/16/19

NOTARY PUBLIC

STEPHEN BURKE
Commission #2449908
Notary Public, State of NJ
My Commission Expires 9/16/2019

Bettie H. Kinnard

BETTIE H. KELSOE-KINNARD

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTIE H. KELSOE-KINNARD, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20 day of October, 2014.

Jody L Blair

NOTARY PUBLIC

My commission expires: 8/22/16

JODY L. BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mary Kelsoe

MARY KELSOE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY KELSOE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20th day of October, 2014.

My commission expires: 6/24/18

NOTARY PUBLIC

GEORGE T. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Thelma Kelsoe

THELMA KELSOE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THELMA KELSOE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20 day of October, 2014.

My commission expires: 6/28/18

NOTARY PUBLIC

GEORGE T. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

David Kelsoe

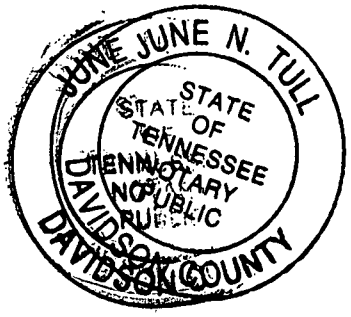
DAVID KELSOE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID KELSOE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 14th day of Oct, 2014.

My commission expires: 6/21/16 NOTARY PUBLIC



RICHARD BAKER, JR.

RICHARD BAKER, JR.

STATE OF TENNESSEE)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD BAKER, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 2nd day of October, 2014.

My commission expires: 04-19-2017

NOTARY PUBLIC

JUDY S. R
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

Dorenda M. Cheeks

Dorenda M. Cheeks
DORENDA M. CHEEKS

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DORENDA M. CHEEKS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 9th day of October, 2014.

Sharon Smith Dean
NOTARY PUBLIC

My commission expires: Dec. 20, 2016

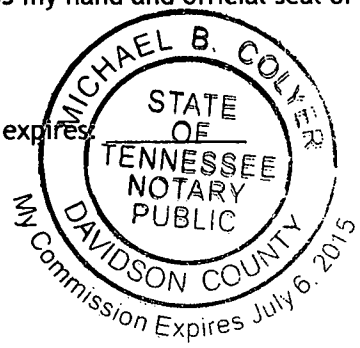
SHARON SMITH DEAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

JAMES A. HAMMONDS, SR.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. HAMMONDS, SR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 30th day of September, 2014.



My commission expires:

NOTARY PUBLIC

CLAUDE E. HAMMONDS, SR.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE E. HAMMONDS, SR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 30th day of September, 2014.

My commission expires:

MICHAEL B. COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6 2015

NOTARY PUBLIC

Willie H. Hammonds Jr. Willie H. Hammonds

WILLIE H. HAMMONDS, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIE H. HAMMONDS, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 10th day of October, 2014.

My commission expires: 1/9/16

Gladys Kelley
NOTARY PUBLIC

GLADYS KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

MARGIE A. HAMMONDS Margie A. Hammonds
MARGIE A. HAMMONDS

STATE OF Tennessee
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGIE A. HAMMONDS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 3rd day of October, 2014.

My commission expires: Jan 9, 2016

Roslyn Armstrong Gooch
NOTARY PUBLIC

ROSLYN ARMSTRONG GOOCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Sandra A. Lawson

Sandra A. Lawson
SANDRA A. LAWSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA A. LAWSON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 3rd day of October, 2014.

My commission expires: Jan 9, 2016

Roslyn Armstrong Gooch
NOTARY PUBLIC

ROSLYN ARMSTRONG GOOCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

MARYLAND PARKER, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARYLAND PARKER, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 31st day of October, 2014.

My Commission Expires

My commission expires: July 02, 2018

NOTARY PUBLIC

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hubert C Kelsoe Jr
HUBERT C. KELSOE, JR.

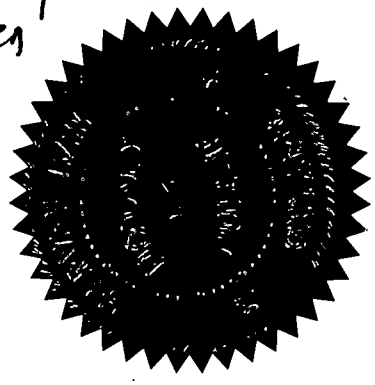
PROVINCE OF ONTARIO, CANADA)
_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and ~~State~~ province, the within named HUBERT C. KELSOE, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 3 day of October, 2014.

My commission ~~expires:~~ expiry 12 Oct 16, Canada

NOTARY PUBLIC
Harry Ram
LSUC 12912I



Barbara B. Carr

BARBER CARR

STATE OF TENNESSEE)
COUNTY OF Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBER CARR, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 7th day of October, 2014.

LORI MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

Lori Mitchell

NOTARY PUBLIC

My commission expires: 7/19/17

Exhibit "A" Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Fronting forty (40) feet on the south side of Argyle Avenue in Nashville, Tennessee and running back between parallel lines 150 feet to an alley, being composed of 30 feet off the west side of Lot No. 14 and 10 feet off the east side of Lot No. 13 in Jones Subdivision of Jones & Dudley's Addition, as per record in Book No. 57, page 147, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CLAUDE A. KELSOE and PEARLENA KELSOE, husband and wife, be deed of record in Deed Book 519, page 383, Register's Office of Davidson County, Tennessee. As set forth in Affidavits of Heirship of record in Instrument #20150513-0043928, Instrument #20150513-0043933, Instrument #20150513-0043929, Instrument #20150513-0043934, Instrument #20150513-0043930, Instrument #20150513-0043935, Instrument #20150513-0043931, Instrument #20150513-0043936, Instrument #20150513-0043932, Instrument #20150513-0043937, said Register's Office, CLAUDE A. KELSOE predeceased PEARLENA KELSOE, leaving her as surviving tenant by the entirety. PEARLENA KELSOE then died intestate, leaving as her heirs HUBERT C. KELSOE, SR. (who died intestate and was survived by his son, the aforementioned HUBERT C. KELSOE, JR.); EUGENE KELSOE (who predeceased PEARLENA KELSOE intestate and left no issue); BETTIE H. KELSOE; MILDRED KELSOE-PARKER (who died intestate and was survived by her heirs, BARBER CARR, RICHARD BAKER JR., and MARYLAND PARKER JR.); MARGARET E. KELSOE-HAMMONDS (who died intestate and was survived by her heirs, MARGIE A. DENT-HAMMONDS, DORENDA M. CHEEKS, SANDRA A. LAWSON, WILLIE H. HAMMONDS, JR., JAMES A. HAMMONDS, SR., and CLAUDE E. HAMMONDS, SR.); JOE KELSOE (who died intestate and was survived by his heirs, CLAUDE A. KELSOE, DAVID KELSOE, MARY KELSOE, and THELMA KELSOE).

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 64,800.00
_____, Affiant
Subscribed and sworn before me this the
13th Day of May, 2015
_____, Deputy Register