WARRANTY DEED

File #15202

BILL GARRETT, Davidson County
Trans:T20150050436 DEEDWARR
Recvd: 06/24/15 10:45 2 pgs
Fees:13.00 Taxes:518.00
20150624-0060445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Kelley, *et ux.*	Brian Kelley	-094050012500
(NAME)	(NAME)	
1103 Ozark St.	1105 Ozark St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Treemont Properties II, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Kelley and Lori Kelley, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Part of Lot 86, Map of Haynie's Central Park Plan of record in Instrument Number 20121228-0120024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Treemont Properties II, LLC, a Tennessee Limited Liability Company by Warranty deed from Kelley Properties, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20130104-0001421 Register's Office for Davidson County, Tennessee, dated January 3, 2013 and recorded on January 4, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Instrument No. 20121228-0120024, Register's Office for Davidson County, Tennessee.

unimproved ☑
This is improved ☐ property, known as 1103 Ozark St., Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 22nd day of June, 2015.

Treemont Properties II, LLC

BY: _____
James Howard Pfeffer, member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23 day of June, 2015, before me, appeared James Howard Pfeffer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is a member of Treemont Properties II, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Treemont Properties II, LLC, and said officer acknowledged said instrument to be the free act of deed of said Treemont Properties II, LLC.

WITNESS my hand and seal, this the 23 day of June, 2015.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public: _____

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206