THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074840** BILL GARRETT, Davidson County Trans:T20150070150 DEEDWARR Recvd: 08/20/15 08:36 2 pgs Fees:13.00 Taxes:950.90 20150820-0083830	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2015. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-11-2017

WARRANTY DEED

Address New Owner: Adam R. Kelchner and Keeli B. Lewis 1553 ELLER DR Nashville, TN 37221-3367	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-13-A-11.00 CO

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, **Pamela Lovelace and Lacy Grizzard, as Tenants in Common with Rights of Survivorship** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Adam R. Kelchner and Keeli B. Lewis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase 1 & Boundary Plat of Riverside of record in Plat Book 6900, Pages 490, 491 and 492, inclusive, 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 the same property conveyed by Warranty Deed from MP Enterprises LLC, a Kentucky Limited Liability Company to Pamela Lovelace and Lacy Grizzard, as Tenants in Common with Rights of Survivorship, as recorded on the 26th day of March, 2015 in Instrument No. 20150326-0026201; Warranty Deed from Tracy L. Schorp to MP Enterprises LLC, a Kentucky Limited Liability Company, as recorded on the 18th day of March, 2015 in Instrument No. 20150318-0023246 and Warranty Deed from Brandon Booth and Aubrie Booth, husband and wife to Tracy L. Schorp, married, as recorded on the 6th day of August, 2012 in Instrument No. 20120806-0069808, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I & BOUNDARY PLAT OF RIVERSIDE, as recorded in Plat Book 6900, Page(s) 490, 491 and 492, Revised Boundary Plat recorded in Plat Book 6900, Page 784, corrected at Instrument No. 20040506-0052081.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7185, Page 619, Book 7405, Page 780, Instrument Nos. 20040419-0044162, 20091124-0108147 and 20091204-0111306.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20040608-0067841.

Charter of Homeowners Association recorded in Book 7829, Page 703.

Easement for Sewer Line, recorded in Book 10482, Page 708.

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

This is improved property located at 1553 ELLER DR Nashville, TN 37221-3367.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of August, 2015.

Pamela Lovelace

Lacy Grizzard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Lovelace and Lacy Grizzard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2015.

Notary Public

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires: _____