WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jesse Michael Byram	Ameris Bank	142 13 0A 046.00
(NAME)	(NAME)	
304 Glenridge Ct	1800 Parkway Place Ste 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Nine Thousand And No/100 Dollars ($249,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James W. Kelley, Jr. and Brenda Sue Kelley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesse Michael Byram, unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the plat of Riverside Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, Page 492, Register's Office for Davidson County, Tennessee reference to which is here made for a more particular description.

Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

Being the same property conveyed to James W. Kelley, Jr. and wife, Brenda Sue Kelley by General Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, dated January 10, 1990 and recorded January 31, 1990 in Book 8036, Page 592, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-153392

BILL GARRETT, Davidson County
Trans:T20150072332 DEEDWARR
Recvd: 08/26/15 10:02 2 pgs
Fees:13.00 Taxes:921.30
20150826-0086278

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 304 Glenridge Ct, Nashville, TN 37221

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, has 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 our hands this .

James W. Kelley, Jr.

Brenda Sue Kelley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.James W. Kelley, Jr. and Brenda Sue Kelley, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2015.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File Number: GRN-153392