Davidson County DEEDWARR
Recvd: 10/05/15 08:36 3 pgs
Fees:18.00 Taxes:1074.67
20151005-0100802

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $290,450.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 2015. Notary Public My commission expires: 9/27/17

STATE OF TENNESSEE NOTARY PUBLIC ANDREW WILEY COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Corie Kellman	New Owner	
1813B 3rd Avenue North		082-05-0-M-002.00CO
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN AMBROSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORIE KELLMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit B together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140708-0060127, 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 a portion of the same property conveyed to Willie Z. Davis and wife, Katherine L. Davis, by Warranty Deed from Thomas C. Jones and wife, Kathleen H. Jones of record in Book 4041, page 642, Register's Office for Davidson County, Tennessee, dated July 16, 1966 and recorded on July 29, 1966. The said Willie Z. Davis died September 23, 1991. The said Katherine L. Davis a/k/a Katherine Louise Davis House died (unmarried) on July 1, 2012, her estate being administered through Davidson County Probate Court, Docket No. 12P-1299. Her Last Will and Testament having devised the property to Mattie Petty, Lee Covington, Ronnie Covington, Keith Covington, Kenny Covington, Harold Covington, Laura Covington, Fantina L. Bumpas-Carter and Toney Covington.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Fantina L. Bumpas-Carter, unmarried, Toney Covington, married, Harold Covington, married, Mattie Petty, married, Laura Covington, unmarried, Lee Covington, unmarried, Kenny Covington, married, Ronnie Covington, married, and Keith Covington, married, as devisees under the will of Katherine L. Davis House, deceased, of record in Instrument No. 20140123-0006544, Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 23, 2014.

Being a portion of the same property conveyed to John Ambrose, unmarried by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140730-0068033, Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1813B 3rd Avenue North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2015.

John Ambrose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Ambrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

True Copy Certification

I, _____J. ANDREW WILEY___, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, _____AMY TIDWELL___[Name of Notary], a notary public for this county and state, _____J. ANDREW WILEY_____[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/18/19

{Notary' Seal}

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON