BILL GARRETT, Davidson County
Trans: T20150098866 DEEDWARR
Recvd: 11/20/15 09:54 2 pgs
Fees: 13.00 Taxes: 834.35

20151120-0117842

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 225,800.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2015.

Notary Public

My commission expires: 10-18-16

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SBE Partners	**NEW OWNER**	**07313003600**
238 Burlington Place		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert Adam Kelley and wife, Tiffany Kelley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SBE Partners, a Tennessee General Partnership

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:

Land in Davidson County, Tennessee, being lot No. 91 on the Plan of Henderson Gardens, of record in Book 2900, Page 75, Register's Office for said County. Said Lot No. 91 fronts 75 feet on the northerly side of Porter Road and extends back 194.9 feet on the westerly line and 173.1 feet on the easterly line to a dead line, which is a broken line, measuring 84.3 feet thereon.

Being the same property conveyed to Robert Adam Kelley by Quit Claim Deed from Kenneth Ray Kelley and wife, Sue Ellen Kelley, dated 9/26/2013 and recorded 9/27/2013 in Instrument No. 20130927-0101501, Register's Office for Davidson County, Tennessee.

****Tiffany Kelley, spouse of Robert Adam Kelley, hereby joins in the conveyance to convey an and all right, title, claim or interest she may have in and to said property, marital or otherwise.****

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2417 Porter Rd., Nashville, TN 37206.

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 in 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/our hand(s) this 19th day of November, 2015.

Robert Adam Kelley

Robert Adam Kelley

Tiffany Kelley

Tiffany Kelley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert Adam Kelley and Tiffany Kelley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Elizabeth Maison

Notary Public

My Commission Expires: 2-11-16

