WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061186 DEEDWARR
Recvd: 07/18/16 09:18 2 pgs
Fees:13.00 Taxes:884.30
20160718-0073265

R-VRES-16-514-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-10-18

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP 7 PARCEL NUMBER (S)
Blaire Fowler and Joanne Massey	**NFM, Inc. dba NFM Lending**	
(NAME)	(NAME)	**082-13-0D-107.00-CO**
514 Madison Street	**505 Progress Drive, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Linthicum, MD 21090**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. KELLY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAIRE FOWLER, A SINGLE PERSON, AND JOANNE MASSEY, MARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 107, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to James H. Kelly, unmarried by Warranty deed from Peggy Burkhalter and husband, Terry Burkhalter of record in Instrument No. 20071205-0140942 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007 and Scrivener's Affidavit recorded on February 19, 2008 in Instrument No. 20080219-0015628.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Covenants, Conditions and Restrictions of record in Book 10, Page 604, Instrument No. 20060912-0113067, Instrument No. 20060929-0120772, Instrument No. 20061019-0129740 amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20061214-0154052, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewers and/or storm drainage, water mains, pumps, appurtenances of record in Instrument Number 20061220-0156745, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20071205-0140942 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **514 Madison Street, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF JULY, 2016.

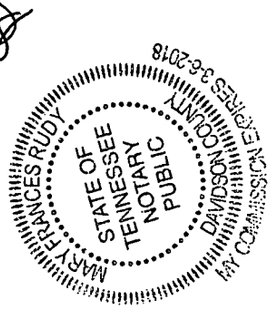
James H. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212