BILL GARRETT, Davidson County
Trans:T20160067257 DEEDWARR
Recvd: 08/04/16 10:30 5 pgs
Fees:28.00 Taxes:1480.00
20160804-0080745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Deanna D. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 2 day of August 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L. HEINRICH

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Blaine Butler and George E. Butler	same as new owner	105 05 0 531.00
(NAME)	(NAME)	
1418 15th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary L. Kelsoe, Thelma Kelsoe, Claude Kelsoe and David Kelsoe**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Blaine Butler and George E. Butler, as tenants in common with right of suvivorship** 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. 7 on the Plan of Re-Subdivision of Section 58 of Edgehill Estates, of record in Book 4660, Page 40, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 53 feet along the easterly margin of 15th Avenue South and runs back between parallel lines 150 feet to a dead line in the rear.

Being the same lands conveyed to Amanda Mary Ann Kelso, Mary L. Kelsoe, Thelma Kelsoe, David Kelsoe and Claude Kelsoe, reserving a Life Estate from Mary L. Kelsoe, as Legal Administrator by Quit Claim Deed dated February 22, 2012 and recorded March 16, 2012 as Instrument No. 201203160022797, Register's Office, Davidson County, Tennnessee. See also Amended Order in the matter of The Estate Mary Magdalene Kelsoe Case No. 11P1034 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division of record in Instrument No. 2016-0721-0075406, Register's Office, Davidson County, Tennessee.

File Number: 1605-0042

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 1418 15th Avenue South, Nashville, TN 37212

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 2nd day of August, 2016 .

Mary L. Kelsoe

Thelma Kelsoe

Claude Kelsoe

David Kelsoe

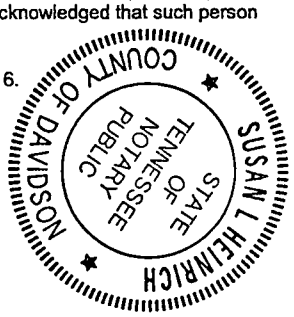
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary L. Kelsoe the 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 2nd day of August, 2016.

Notary Public

My Commission Expires: 9-10-18



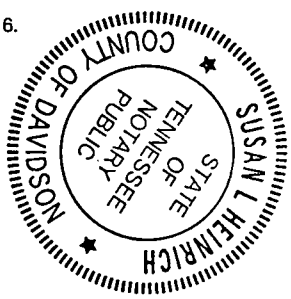
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thelma Kelsoe the 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 2nd day of August, 2016.

Notary Public

My Commission Expires: 9-10-18



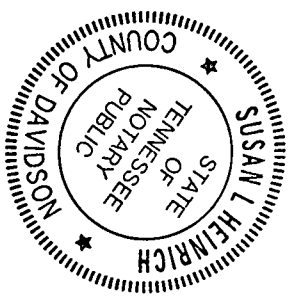
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Kelsoe the 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 2nd day of August, 2016.

Notary Public

My Commission Expires: 9-10-18



File Number: 1605-0042

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 1418 15th Avenue South, Nashville, TN 37212

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 2nd day of August, 2016 .

Mary L. Kelsoe

Thelma Kelsoe

Claude Kelsoe

David Kelsoe

File Number: 1605-0042

STATE OF New Jersey

COUNTY OF Burlington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Claude Kelsoe the 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 30 day of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

Benjamin Boone
Commission #50040063
Notary Public, State of NJ
My Commission Expires 6/15/2021

File Number: 1605-0042