RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33796

THIS INSTRUMENT PREPARED BY:

Stephen S. Bowden
Attorney at Law
P.O. Box 1757
(111 East Commerce Street Office)
Lewisburg, TN 37091

BILL GARRETT, Davidson County
Trans:T20160081969 DEEDWARR
Recvd: 09/19/16 13:38 2 pgs
Fees:13.00 Taxes:518.00
20160919-0098336

****

Address of New Owner:

Ben Kelly
220 Duke Street
Nashville, TN 37207

Send Tax Bills To:

Same as New Owner

****

For Identification Only:
Map/Parcel: 071 07 0 100.0
Office of Davidson County, TN Assessor of Property
Property Address: 220 Duke Street, Nashville, TN 37207

WARRANTY DEED FROM: **MANUEL JUAN PENA AND LILIANA CHAVARRIA LOPEZ, HUSBAND AND WIFE**

TO: **BEN KELLY**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, the undersigned, **MANUEL JUAN PENA AND LILIANA CHAVARRIA LOPEZ, HUSBAND AND WIFE**, have this day bargained and sold and do hereby sell, transfer and convey unto **BEN KELLY,** his heirs and assigns in fee simple, all our right, title, interest and estate in fee simple forever, the following described realty:

Land in Davidson County, Tennessee, being Lot No. 69 and the northerly 30 feet of Lot No. 46, on the Plan of J. B. Haynie's Oriental Plan of record in Plat Book 161, Pages 26 and 27, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Manuel Juan Pena and Liliana Chavarria Lopez, husband and wife, by Quitclaim Deed from Dean M. Verheul, dated September 14, 2015, and recorded September 17, 2015 at Instrument #20150917-0094535, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way and utilities which may affect the property.

2. All matters shown on the recorded plat of J. B. Haynie's Oriental Plan of record in Plat Book 161, Pages 26 and 27, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTORS will

forever warrant and defend the title thereto unto the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 15th day of September, 2016.

MANUEL JUAN PENA

Liliana Chavarria.
LILIANA CHAVARRIA LOPEZ

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **MANUEL JUAN PENA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September 2016.

Brenda Roberts
NOTARY PUBLIC My Commission expires 5-1-19

BRENDA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **LILIANA CHAVARRIA LOPEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September 2016.

Brenda Roberts
NOTARY PUBLIC My Commission expires 5-1-19

BRENDA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned makes oath that the actual value or consideration of this transfer is $140,000.

Shannon Curtis
Affiant

Sworn to and subscribed before me this 16 day of Sept, 2016.

NOTARY PUBLIC My Commission expires

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019