BILL GARRETT, Davidson County
Trans:T20160107856 DEEDWARR
Recvd: 12/08/16 09:03 2 pgs
Fees:13.00 Taxes:740.00
20161208-0128794

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Janet H Wilkes
Affiant

Subscribed and sworn to before me, this 6TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Drumel & Ronnie Kelley, Jr., tenants in common	Jordan Drumel & Ronnie Kelley, Jr., (NAME)	
317 Grace Street (ADDRESS)	317 Grace Street (ADDRESS)	07103012100 and 071030120
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Terry E. Wilkes and Janet H. Wilkes, husband and wife , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jordan Drumel & Ronnie Kelley, Jr., tenants in common , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL A:
A CERTAIN TRACT OF LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE EAST 50 FEET OF LOT NO. 150 IN J. B. HAYNIE'S ORIENTAL PLAN AS OF RECORD IN BOOK 161, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID EASTERLY HALF OR 50 FEET FRONTS ON THE SOUTH SIDE OF KING STREET AND RUNS BACK 140 FEET TO THE ALLEY.
BEING THE SAME PROPERTY CONVEYED TO 2405 ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP BY QUITCLAIM DEED FROM TERRY E. WILKES AND WIFE, JANET H. WILKES OF RECORD IN INSTRUMENT NO. 20070206-0015801 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO TERRY E. WILKES AND JANET H. WILKES, HUSBAND AND WIFE, FROM 2405 ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD BY INSTRUMENT NO. 20161208-0128793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING ALSO KNOWN AS 120 KINGSTON ST NASHVILLE, TENNESSEE 37207. (AS TO PARCEL A)

PARCEL B:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST HALF OF LOT NO. 151 ON THE MAP OF J. B. HAYNIE'S ORIENTAL SUBDIVISION AS OF RECORD IN BOOK 161, PAGES 26 AND 27, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. ALSO SEE INSTRUMENT NO. 20051026-0129079 BEING THE WEST 1/2 OF LOT 151 ON THE PLAN OF THESE LOTS ON SAID INSTRUMENT ACCORDING TO SURVEY DATED MARCH 9, 2006 BY PHILLIP HOLMES, JR., R.L.S. NO. 1728.

BEING THE SAME PROPERTY CONVEYED TO TERRY E. WILKES AND JANET H. WILKES, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM U.S. BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO U. S. BANK NATIONAL ASSOCIATION, N. D., OF RECORD IN INSTRUMENT NO. 20141023-0097802 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING ALSO KNOWN AS 122 KINGSTON ST NASHVILLE, TENNESSEE 37207. (AS TO PARCEL B)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 120 & 122 Kingston Street , Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 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 my/our hand(s) this 6th day of December, 2016.

Terry E. Wilkes

Janet H. Wilkes

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry E. Wilkes and Janet H. Wilkes, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072