WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-LM-17-343

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 / PARCEL NUMBER (S)
Roger McDaniel and Rhonda McDaniel	**New Owner**	
(NAME)	(NAME)	**149-04-0-048-00**
336 Bell Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **CLARENCE MARK KELSO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROGER MCDANIEL AND RHONDA MCDANIEL, HUSBAND AND WIFE,** 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:

A certain tract of land in Davidson County, Tennessee, as follows:
Beginning at a point in the boundary line between the lands of Kincaid and W. J. Johnson, said point being North 63 degrees 00 minutes West 188 feet from the northwest margin of Bell Lane; thence runs with the said boundary line North 63 degrees 00 minutes west 187. 9 feet to an iron pin; thence North 3 degrees 55 minutes East 163 feet to an iron pin; thence South 71 degrees 40 minutes East 249.7 feet to an iron pin; thence in a southwesterly direction 180 feet to the point of beginning, containing one acre, more or less.

Being the same property conveyed to Clarence Mark Kelso by Quitclaim Deed from Uldean Pope of record in Record Book 11717, Page 494, Register's Office for Davidson County, Tennessee, dated October 20, 1999 and recorded on October 26, 1999.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to Department of Codes Notification/Letter of record in Instrument Number 20160202-0010224, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **343 Bell Road, Nashville, Tennessee 37217-3811**.

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.

BILL GARRETT, Davidson County
Trans: T20170016379 DEEDWARR
Recvd: 02/24/17 11:38 2 pgs
Fees: 13.00 Taxes: 18.87
20170224-0018618

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2017.

Clarence Mark Kelso by Anne Marie Farmer, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE MARIE FARMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLARENCE MARK KELSO, and who acknowledged he/she/they executed the same as the free act and deed of the said CLARENCE MARK KELSO.

Witness my hand and official seal, this the 17th of February, 2017.

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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