THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33526-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $649,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2017. Notary Public My Commission Expires: 3/20/18

TAMMY HARRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Brian Kelsey Meredith D. Kelsey 198 A Kenner Ave Nashville, TN 37205	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave South #900 Nashville TN 37201	**Tax Information:** Map and Parcel No.: 116 08 0 028 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clark B. Rollins and wife, Lyndsey J. Rollins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Kelsey and Meredith D. Kelsey, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 198 A Kenner Ave, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170020309 DEEDWARR
Recvd: 03/09/17 09:53 3 pgs
Fees:18.00 Taxes:2401.30
20170309-0023321

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of March, 2017.

Clark B. Rollins

Lyndsey J. Rollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clark B. Rollins and Lyndsey J. Rollins, 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, at office, this 7th day of March, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southeasterly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the northeasterly margin of Kenner Avenue at the corner of Lots 28 and 29; thence with the northeasterly margin of said Avenue, northwesterly 66 feet; thence northeasterly parallel with the line between said two lots 180 feet, more or less, to the southwesterly margin of a 10 foot reserved strip; thence with the southwesterly margin of said strip, southeasterly 82 feet, more or less, to the corner of said Lots Nos 28 and 29; thence southwesterly with the line between said two lots, 230 feet to the beginning.

Being the same property conveyed to Clark B. Rollins and wife, Lyndsey J. Rollins by deed dated August 15, 2011 from Joshua D. Travis, married, of record in Instrument No. 20110818-0063854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 08 0 028.00.
2. All matters appearing on the Plan of record as Book 421, page 100, Register's Office for Davidson County, Tennessee.