Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020912 DEEDWARR
Recvd: 03/10/17 13:48 2 pgs
Fees:13.00 Taxes:777.00
20170310-0023911

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00.

Affiant

Subscribed and sworn to me on March 10, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30246SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mumin Kurtulus Zeynep Kurtulus 1021 Argyle Avenue Nashville, TN 37203	Mumin Kurtulus Zeynep Kurtulus 200 Hicks Road Nashville, TN 37221	105-05-0-402.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roderick S. Kelley, Individually and as the Executor of THE ESTATE OF MILDRED KELLEY, deceased, and Spouse Debra Kelley,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Mumin Kurtulus and Zeynep Kurtulus, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being the Westerly 40 1/2 feet of Lot No. 11 on the Map of A. V. Jones Subdivision of part of Jones and Dudley's Addition, of record in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 40 1/2 feet on the Southerly side of Argyle, formerly Fairview Avenue, and runs back between parallel lines, with the Easterly margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to Katherine Kelley by Installment Deed from Bransford Realty Company of record in Book 1171, page 116, Register's Office for Davidson County, Tennessee, dated February 21, 1942 and recorded on February 24, 1942. The said Katherine Kelley died intestate on June 16, 1972. At the time of her death, Katherine Kelley was survived by her husband, Clarence Kelley and their daughter, Mildred Kelley. The said Clarence Kelley died on July 13, 1979, and by operation of law, title to the subject property vested in Mildred Kelley, as the sole surviving heir at law, as evidenced by an Affidavit of Heirship, of record in Book 5545, Page 150, Register's Office for Davidson County, Tennessee. The said Mildred Kelley died on April 20, 2014, and by her Last Will and Testament admitted to probate on May 6, 2016, as Case No. 16P-790 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division

at Nashville, devised the subject property to her only child, Roderick S. Kelley, and further appointed him as the Executor of her estate.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
3. Encroachment Easement of record in Book 11539, Page 194, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1021 Argyle Ave., Nashville, TN 37203.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 10th day of March, 2017.

The Estate of Mildred Kelley

BY: _____
Roderick S. Kelley, Individually and as Executor

_____
Debra Kelley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Roderick S. Kelley, Individually and as Executor for The Estate of Mildred Kelley and spouse Debra Kelley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 10, 2017.

_____
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017