WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,740.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37133

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Rogers	Michael Rogers	082-03-0 155.00
(NAME)	(NAME)	
208 Cleveland Street	2 Morningside	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170031936 DEEDWARR
Recvd: 04/17/17 14:27 2 pgs
Fees: 13.00 Taxes: 602.14
20170417-0037066

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 considerations, the receipt of which is hereby acknowledged, **Kelez Property Investments, LLC., a Florida limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Rogers**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Dr. V.S. Lindsleys Add. to Edgefield, being a resubdivision of Lot 86 and part of 87, as of record in Book 3106, Page 130, Register's Office for Said County, described as follows: Beginning at a point in the South margin of Cleveland Street, at the corner of Lots 1 and 2; thence with the line between said lots, southerly 104 feet to a point; thence westerly 64.44 feet to a concrete monument in the east margin of the first alley west of Stockell Street; thence with the margin of said alley, northerly 83.86 feet to the beginning of a curve; thence around said curve, northeasterly 31.3 feet to the south margin of Cleveland Street; thence with the margin of the same, easterly 44.3 feet to the point of beginning.

Being the same property conveyed to Stephen Perez, unmarried by Warranty Deed from Liquidation Properties, Inc., by Green River Capital, Inc., dated August 21, 2007 and recorded August 27, 2007 of record in Instrument No. 20070827-0102352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelez Property Investments, LLC by Quitclaim Deed from Stephen E. Perez, dated April 08, 2009 and recorded May 08, 2009 of record in Instrument No. 20090508-0042430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plats of record in Plat Book 57, Page 25 and Plat Book 3106, Page 130, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 3368, Page 23, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Book 3432, Page 631, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 208 Cleveland Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 12 day of April, 2017.

Kelez Property Investments, LLC
Kelez Property Investments LLC. by Damon Smith Its Authorized Agent
By:Damon Smith
It's; Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Damon Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Kelez Property Investments, LLC., a Florida limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 12th day of April, 2017.

Notary Public
My Commission Expires: 8/20/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY