WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Y-VRES-17-0

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)
Zulfat Suara	**New Owner**	
(NAME)	(NAME)	
725 Clifftview Road		**141-00-0-004.10**
(ADDRESS)	(ADDRESS)	
Bolivar, TN 38008		
(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, **CHARLES JAMES KELLEY, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZULFAT SUARA, A MARRIED PERSON**, 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:

Land in the 9th Civil District of Davidson County, Tennessee, on the Hooten-Hows Road, being a portion of a 108.5 acre tract as of record in Book, 106, page 431, Register' s Office for said County, also of record in Will Book 51, page 484, in the Office of the County Court Clerk's Office for said County and described according to a copy of a survey made in September, 1964, by S. H. Hutchison, as follows:

Beginning at a point in the center line of Hooten-Hows Road, at the southeast corner of a 2.58 acres, more or less, conveyed to Charles Kelley and wife, by deed from Agnes Hows Archey, as of record in Book 3804, page 719; thence along Kelley's easterly line crossing through as iron stake in the north margin of said Road, North 32 deg. West 566.6 feet, more or less, to the southeasterly corner of the T. Braswell lands; being a stake at hackberry pointers; the northwesterly corner of this lot, and the most northerly corner of Kelley's lot; thence with Braswell's line, North 2 deg. 30 min. East 23 feet to a stake in said Braswell's line at hackberry pointer; thence leaving Braswell's line, North 57 deg. East 137 feet, more or less, to a stake; thence South 32 deg. East 584 feet to the point in the center of Hooten-Hows Road, passing through an iron stake on the north margin thereof; thence with the centerline of said Hooten-Hows Road, South 57 deg. West 150 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Charles James Kelley, Jr. by Warranty deed from Jerry G. Hiland and wife, Mary E. Hiland of record in Book 6047, page 712, Register's Office for Davidson County, Tennessee, dated April 28, 1983 and recorded on May 2, 1983.

This conveyance is subject to:
- Taxes for the year 2017.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Hooten Hows Road , Nashville, Tennessee 37221**.

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:T20170034049 DEEDWARR
Recvd: 04/24/17 08:54 2 pgs
Fees:13.00 Taxes:444.00
20170424-0039623

Witness my/our hand(s) this the 19th DAY OF APRIL, 2017.

Charles James Kelley Jr. by [illegible] attorney in-fact
Charles James Kelley, Jr. by Laura Mitchell, 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, LAURA MITCHELL, 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 CHARLES JAMES KELLEY, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES JAMES KELLEY, JR..

Witness my hand and official seal, this the 19th of April, 2017.

Melissa Jansen
Notary Public

My Commission Expires: 3/8/21
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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