WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Christian Michal Hall	new owner	049 00 0 109.00
(NAME)	(NAME)	
3606 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170035253 DEEDWARR
Recvd: 04/26/17 13:46 2 pgs
Fees:13.00 Taxes:647.50
20170426-0041049

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 **Christian Michal Hall, a single man, and Michael E. Hall, a married man, as joint tenants with right of survivorship**, 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 the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 4 of Block "B" on the Plan of Jack Burton's Subdivision, not of record, and described according to a survey made by James A. Hamilton, Jr., Surveyor, December 21, 1946, as follows:

Beginning at a point in the center of Whites Creek Pike at the common corner of Lots Nos. 4 and 5 on said plan; thence with the line between said Lots Nos. 4 and 5, South 56 deg. 15' West 355 feet to an iron pipe; thence southeastwardly 150 feet to an iron pipe; thence north 58 deg. 15' East 355 feet to appoint in the center of said Whites Creek Pike, northwestwardly 150 feet to the beginning.

Being the same property conveyed to Kelez Property Investments, LLC by Quitclaim Deed from Stephen E. Perez, dated 04/08/2009 recorded 05/08/2009 of record in Instrument No. 20090508-0042431, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen E. Perez by Special Warranty Deed from Wachovia Bank N.A., a national banking association, as Trustee for Long Beach Mortgage Loan Trust 2002-2, dated 02/23/2007 recorded 03/09/2007 of record in Instrument No. 20070309-0029304, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage of record in Book 7492, Page 571, in the 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 3606 Whites Creek Pike, 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 21st day of April, 2017.

Kelez Property Investments, LLC.

By: Damon Smith
Its: 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~~ 21st day of April, 2017.

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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