Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20170043382 DEEDWARR
Recvd: 05/22/17 13:37 2 pgs
Fees: 13.00 Taxes: 370.00
20170522-0050642

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2017.

Notary Public
My commission expires: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Kelly	Philip Kelly	072-14-1C-001.00 & 072-14
1219 Chester Avenue	PO Box 23096	
Nashville, TN 37206	Nashville, TN 37202-3096	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Phillip Kelly, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units A & B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1219 Chester Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150327-0026779 and as amended in Instrument No. 20150507-0041927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Astercor Group, LLC, a Tennessee limited liability company, from Paul Aponte and spouse, Rose Marie Aponte, by Warranty Deed and recorded on September 25, 2014 of record Instrument Number 20140925-0088163, Registers Office for Davidson County, Tennessee.

Being also known as 1219 A Chester Avenue and 1219 B Chester Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1219 Chester Avenue, Nashville, TN 37206.

This conveyance is subject to the following: (1) Subject to all matters appearing of record in Plat Map Book 332, Page 147; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 1219 Chester Avenue Townhomes of record in Instrument No. 20150327-0026779 and as amended in Instrument No. 20150507-0041927, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 18th day of May 2017.

Astercor Group, LLC, a
Tennessee limited liability company

By: _____
Carol M. Hatcher
Its: Chief Manager and Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carol M. Hatcher, Chief Manager and Member for Astercor Group, LLC**, the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Chief Manager and Member.**

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of May 2017.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2017055242

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD