ADDRESS NEW OWNER: James Robert Kelly
Evie Marie McLenon
1101 Biltmore Drive, #C
Nashville, TN 37204

SEND TAX BILL TO: new owner

MAP-PARCEL NOS. 131-12-59.00

BILL GARRETT, Davidson County
Trans:T20170049312 DEEDWARR
Recvd: 06/09/17 09:32 2 pgs
Fees:13.00 Taxes:1257.63
20170609-0057905

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Adam Abood and Carrie Abood, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Robert Kelly and Evie Marie McLenon, both unmarried, as Tenants in Common with the Right of Survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1-A, Resubdivision of Lot No. 14, Battery Park Subdivision, Zone Lot Division of Lots 1 and 2, as shown on Plat of record in Plat Book 6200, Page 243, amended in Plat Book 6900, Page 77, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Adam Abood and wife, Carrie Abood, from Rita F. Lynch and Billy T. Lynch, Jr., by Warranty Deed recorded on June 17, 2009, in Instrument No. 20090617-0056386, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1101 Biltmore Drive, #C, Nashville, TN 37204.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters appearing on the Plan of record in Plat Book 6200, Page 243; amended in Plat Book 6900, Page 77, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Plat Book 6900, Page 77, said Register's Office.(4) Joint Access Easement Maintenance Agreement in Book 9367, Page 93, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of June 2017.

x _____ x _____

Adam Abood Carrie Abood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Adam Abood and Carrie Abood, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of June 2017.

_____

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $339,900.00.

_____

Affiant

Subscribed and sworn before me this 7th day of June 2017.

_____

Notary Public
My Commission Expires: _____

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-08-2020

File No. 1706K153